

Date 10/17/07

Ms. Robin A. Guerrero
Deputy Executive Officer
Los Angeles, County Board of Supervisor
Room 383, Kenneth Hahn
Hall of Administration
500 West Temple Street
Los Angeles, California 90012

Dear Ms. Guerrero:

Subject: Tentative Tract/Parcel Map No. Parcel Map No. 061753

Applicant: Raymond K. Lee

Location: 3901 East Sycamore Avenue

East Pasadena

Zoned District

Related zoning matters:

CUP or VAR No. _____

Change of Zone Case No. _____

Other CSD Modification Case No. 2006-00001-(5)

This is a notice of appeal from the decision of the Regional Planning Commission in the subject case. Submitted herewith is a check (or money order), in the total amount of \$1,499.00. The fee of \$260.00 is to cover the cost of a hearing by the Board of Supervisors and the fee of \$1,239.00 is to cover the Regional Planning Department's processing fee.

This is to appeal: (Check one)

XX The Denial of this request

_____ The Approval of this request

_____ The following conditions of the approval:

Briefly, the reason for this appeal is as follows:

(1) the proposed subdivision is consistent with the County's General Plan; (2) the proposed subdivision is consistent with applicable R-1 zoning requirements; (3) information submitted to the Planning Commission by project opponents about "mansionization" was erroneous; (4) the proposed flag lot design is consistent with the surrounding residential neighborhood; (5) there is no evidence in the record to support concerns about traffic and street parking raised by project opponents.

Please set this matter for hearing as follows: (Check one)

_____ In accordance with Section 66452.5 of the Government Code, please set this matter for hearing within 30 days of the receipt of this appeal.

- or -

XX _____ In accordance with Section 66452.5 of the Government Code, I hereby request that this matter not be set for hearing until further notice from me.



(Signed) Appellant

Charles J. Moore; Counsel for Appellant/Applicant
Print Name

2049 Century Park East, 28th Floor
Address

Los Angeles, California 90067

(310) 277-4222

Day Time Telephone Number

BOARD OF SUPERVISORS
COUNTY OF LOS ANGELES

2007 OCT 18 PM 2:38

Date 10/18/07

Ms. Robin A. Guerrero
Deputy Executive Officer
Los Angeles County Board of Supervisors
Room 383, Kenneth Hahn
Hall of Administration
500 West Temple Street
Los Angeles, California 90012

Dear Ms. Guerrero:

Subject: CSD Modification Case No. 2006-00051-(5)

Use: modification of street frontage requirements
from 60 feet to 15 feet to accommodate flag lot design

Address 3901 East Sycamore Avenue

East Pasadena

Zoned District

Related zoning matters:

Tract or Parcel Map No. Parcel Map 061753

Change of Zone Case No. _____

Other _____

This is a notice of appeal from the decision of the Regional Planning Commission on:
(Check One)

XX The Denial of this request

_____ The Approval of this request

_____ The following conditions of the approval:

Briefly, the reason for this appeal is as follows:

① the requested CSD modification is consistent with existing flag lot approvals in the surrounding neighborhood;
② the proposed CSD modification and subdivision is consistent with County general plan and zoning standards for R-1 zones; ③ information submitted to the Planning Commission was erroneous.

Enclosed is a check (or money order in the total amount of \$ 3,364.00.
The amount of \$ 366.00 is estimated to cover the cost of preparing for the Board of Supervisors six (6) copies of the transcript of all pertinent hearings held by the Regional Planning Commission. The amount of \$1,499.00 for applicants or \$750.00 for non-applicants is to cover the Regional Planning Department's processing fee.


(Signed) Appellant

Jack L. Henningsen; Counsel for applicant/
Print Name adwellant
2049 Century Park East, 28th Floor
Address

Los Angeles, CA 90067
(213) 277-4222

Day Time Telephone Number



Los Angeles County
Department of Regional Planning

Planning for the Challenges Ahead



**CERTIFIED-RECEIPT
REQUESTED**

Bruce W. McClendon FAICP
Director of Planning

October 10, 2007

Raymond K. Lee
155 West Marshall Street
San Gabriel, California 91776-4105

Gentlemen:

**SUBJECT: VESTING TENTATIVE PARCEL MAP NO. 061753
CSD MODIFICATION CASE NO. 2006-00001-(5)
MAP DATE: August 8, 2005**

A public hearing on Vesting Tentative Parcel Map No. 061753 and CSD Modification Case No. 2006-00001-(5) was held by the Regional Planning Commission of Los Angeles County on December 6, 2006.

After considering the evidence presented, the Regional Planning Commission in their action on October 10, 2007, **denied** the vesting tentative parcel map and CSD Modification in accordance with the Subdivision Map Act and Titles 21 (Subdivision Ordinance) and 22 (Zoning Ordinance) of the Los Angeles County Code ("County Code"). A copy of the findings is attached.

The decision of the Regional Planning Commission regarding the vesting tentative parcel map and CSD Modification shall become final and effective on the date of the decision, provided no appeal of the action taken has been filed with the Los Angeles County Board of Supervisors within the following time period:

- In accordance with the requirements of the State Map Act, the vesting tentative parcel map may be appealed within ten (10) days following the decision of the Hearing Officer; the appeal timeframe shall end on October 22, 2007.
- In accordance with the requirements of Title 22 of the County Code, the CSD Modification may be appealed within fourteen (14) days following receipt of the decision of the Hearing Officer.

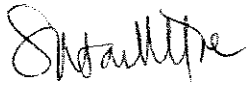
The decision of the Regional Planning Commission regarding the vesting tentative parcel map and CSD Modification may be appealed to the Board of Supervisors. **If you wish to appeal the decision of the Regional Planning Commission to the Board of Supervisors, you must do so in writing and pay the appropriate fee.** The fee for the appeal process is \$1,499.00 for the applicant and \$750.00 for non-applicant(s). To initiate the appeal, submit your appeal letter and a check made payable to the "County of Los Angeles" to the Executive Office, Room 383, Kenneth Hahn Hall of Administration, 500 West Temple Street, Los Angeles, California 90012. Please be advised that your appeal will be rejected if the check is not submitted with the letter.

**VESTING TENTATIVE PARCEL MAP NO. 061753
CSD MODIFICATION CASE NO. 2006-00001-(5)
Denial Letter**

PAGE 2

If you have any questions regarding this matter, please contact Mr. Ramon Cordóva of the Land Divisions Section of the Department of Regional Planning at (213) 974-6433 between the hours of 7:30 a.m. and 6 p.m., Monday through Thursday. Our offices are closed Fridays.

Sincerely,
DEPARTMENT OF REGIONAL PLANNING
Bruce W. McClendon, FAICP
Director of Planning



Susan Tae, AICP
Supervising Regional Planner

SMT:rec

Attachments: 1. Findings

c: Subdivision Committee
 Board of Supervisors
 Building and Safety
 Charles Moore, Esq.
 Raymond Butner
 Nelson Bautista
 Ronald K. Ferrara

**FINDINGS OF THE REGIONAL PLANNING COMMISSION
COUNTY OF LOS ANGELES
FOR VESTING TENTATIVE PARCEL MAP NO. 061753**

1. The Los Angeles County Regional Planning Commission ("Commission") conducted a noticed public hearing in the matter of Vesting Tentative Parcel Map No. 061753 on December 6, 2006. Vesting Tentative Parcel Map No. 061753 was heard concurrently with Community Standards District ("CSD") Modification Case No. 2006-00001-(5).
2. Vesting Tentative Parcel Map No. 061753 is a request to create four single-family parcels on 0.74 gross acres.
3. The subject site is located at 3901 Sycamore Avenue in the East Pasadena Zoned District.
4. The rectangularly-shaped property is 0.74 gross acres (0.56 net acres) in size with level terrain topography. Much of the site is in an existing, graded condition.
5. Access to the proposed development is provided from Sycamore Avenue, a 66-foot wide dedicated street.
6. The project site is currently zoned R-1 (Single Family Residence – 5,000 Square Feet Minimum Required Lot Area) which was established by Ordinance No. 2433 and became effective on August 10, 1931. Surrounding zoning is also R-1.
7. The subject property consists of two lots currently unimproved. Surrounding uses include single-family residences and vacant properties to the north, east, west and south.
8. The project is consistent with the proposed R-1 zoning classification. Single-family residences are permitted in the R-1 zone pursuant to Section 22.20.070 of the Los Angeles County Code ("County Code").
9. The property is depicted within the Low Density Residential land use category of the Los Angeles Countywide General Plan ("General Plan"). This category would allow a maximum of four dwelling units on the subject property. The applicant is proposing four dwelling units, approximately five dwelling units per acre, which is consistent with the maximum allowed by the General Plan.
10. CSD Modification Case No. 2006-00001-(5) is a related request to allow modification of the East Pasadena-San Gabriel CSD requirement for minimum street frontage from 60 feet to 15 feet each for two parcels in a flag lot design.

11. Previous case on the subject property included Parcel Map No. 21676-(5). The parcel map was heard before the Hearing Officer of Los Angeles County, and approved on January 9, 1990. Tentative Parcel Map No. 21676 was a request to create four single-family parcels under the current zoning; this proposal encompassed the entire subject property. The tentative parcel map expired on January 9, 1993 before final recordation.
12. The proposed tentative parcel map proposes to create four single-family residential parcels including two flag lots, on the 0.74-acre subject property. The four parcels range in size from 5,700 net square feet to 8,062 square feet. The development also includes the construction of a 95-foot long access strip for Parcel Nos. 3 and 4 as well as sidewalks, curbs and gutters, and street lights improvements along Sycamore Street. All four of the proposed parcels take access from Sycamore Street.
13. A public hearing was held before a Hearing Officer on July 11, 2006.
14. Before the July 11, 2006 public hearing, staff received one phone call and one letter in opposition to this request. Those opposed were residents who lived within 1,000 foot radius of the subject property and expressed concerns regarding future traffic congestion created by the subject property.
15. At the July 11, 2006 Hearing Officer public hearing, the Hearing Officer heard staff presentation and oral testimony from the project representative regarding the proposed development. Testimony was also taken in favor and opposition to the project.
16. During the July 11, 2006 Hearing Officer public hearing, staff provided comments that single-family lots were consistent under R-1 zoning. Staff also stated that during a site inspection, he noticed adjoining parcels consisted of flag lot design.
17. During the July 11, 2006 Hearing Officer public hearing, one person testified in favor to the project, and provided testimony that the proposed subdivision would enhance the subject property and also eliminate a gathering spot for youths engaging in illegal activity.
18. During the July 11, 2006 Hearing Officer public hearing, four persons testified in opposition and testified that the proposed project density would lower property values and increase traffic congestion in the neighborhood.
19. After hearing all testimony on July 11, 2006, the Hearing Officer closed the public hearing and approved Vesting Tentative Parcel Map No. 061753.

Findings

20. On September 18, 2006, an appeal was filed with the Regional Planning Commission with cited concerns including inaccurate information and the negative impact the proposed modification would have on the community.
21. Prior to the December 6, 2006 Commission public hearing, staff received one letter with 14 adjoining property owners in opposition to this request. The letter expressed concerns regarding development of these residential parcels, and indicated that the applicant intended to construct 5,000 square feet homes on the proposed parcels.
22. During the December 6, 2006 Commission public hearing, the Commission heard a presentation from staff, followed by the applicant's representative presentation. Testimony was also taken from the opposition.
23. During the December 6, 2006 Commission public hearing, staff provided comments that the proposed flag lots would not be setting precedence since 11 flag lots exist within a 500-foot radius on the subject property. Each of these lots is improved with a single family residence.
24. Staff also stated that Tentative Parcel Map No. 21676 was previously approved on January 9, 1990 on the subject property for four single family parcels with two flag lots, each with a 10-foot wide access strip under the current zoning. This proposal encompassed the entire subject property. The tentative parcel map expired on January 9, 1993 before final recordation.
25. During the December 6, 2006 Commission public hearing, the applicant's representative indicated to the Commission that the applicant intended to build 2,200-square feet homes. The applicant's representative also stated that they had worked with Los Angeles County staff to process the tentative parcel map, and were consistent with the zoning and General Plan.
26. During the December 6, 2006 Commission public hearing, persons testified in opposition to the project indicating concerns with mansionization. They stated that oversized homes proposed would overwhelm the existing infrastructure. Testifiers also stated that the character of the neighborhood would be lost if the proposed development were approved and new oversized homes built.
27. During the December 6, 2006 Commission public hearing, the Commission discussed the project's layout and design, and asked those testifiers in opposition to describe the previous residence that existed on the subject property. They replied that the subject property had been owned by two brothers and consisted of one single family residence and a guest house was located on the subject property before the 1980's.

28. The Commission also noted that new two-story homes would tower over existing smaller ranch style homes, and asked County Counsel if they had the authority to place height limitations on new development. The Commission also provided background information regarding older neighborhoods that had lost their character when new oversized developments were allowed to be built, and questioned if they had the authority to review the designs of proposed projects.
29. During the December 6, 2006 Commission public hearing, staff provided additional comments that staff was unaware of the type and size of the new homes the applicant planned to build. Staff also indicated that no architectural plans were required to be submitted for this type of development. Staff stated that a plot plan review would be required prior to the issuance of any building permits.
30. Lastly, the Commission indicated their general disagreement with staff's evaluation of the project with respect to the subdivision design in the existing community and stated that the proposed project would negatively impact the existing older neighborhood.
31. On December 6, 2006 the Commission closed the public hearing, indicated their intent to deny the project, and directed staff to prepare the final findings for denial.
32. During the October 10, 2007 Commission consent for denial meeting, staff provided a brief summary of the project to the Commission. The applicant's representative addressed the Commission, and requested that the public hearing be reopened to allow for additional information from the applicant including corrections to the record that were necessary related to house size and height. The Commission asked County Counsel under what circumstances public hearings could be reopened, and were told that they may be reopened if relevant new evidence or error of facts or law were found to be evident. The Commission determined that the applicant's representative's request to reopen the public hearing did not meet these requirements, and denied the case on October 10, 2007.
33. This parcel map has been submitted as a "vesting" tentative map. As such, it is subject to the provisions of Sections 21.38.010 through 21.38.080 of the County Code.
34. This project has an effect on fish and wildlife resources. Therefore, the project is not exempt from California Department of Fish and Game fees pursuant to Section 711.4 of the California Fish and Game Code.

35. In accordance with State and County CEQA guidelines, this project received a Negative Declaration. The Negative Declaration concluded that the proposed development will not have a significant effect on the environment.
36. The location of the documents and other materials constituting the record of proceedings upon which the Commission's decision is based in this matter is the Department of Regional Planning ("Regional Planning"), 13th Floor, Hall of Records, 320 West Temple Street, Los Angeles, California 90012. The custodian of such documents and materials shall be the Section Head of the Land Divisions Section, Regional Planning.

THEREFORE, in view of the findings of fact and conclusions presented above, Vesting Tentative Parcel Map No. 061753 is **DENIED.**

**FINDINGS OF THE REGIONAL PLANNING COMMISSION
COUNTY OF LOS ANGELES
FOR CSD MODIFICATION CASE NO. 2006-00001-(5)**

1. The Los Angeles County Regional Planning Commission ("Commission") conducted a noticed public hearing in the matter of Community Standards District ("CSD") Modification Case No. 2006-00001-(5) on December 6, 2006. CSD Modification Case No. 2006-00001-(5) was heard concurrently with Vesting Tentative Parcel Map No. 061753.
2. CSD Modification Case No. 2006-00001-(5) is a request to allow modification of the East Pasadena-San Gabriel CSD requirement for minimum street frontage from 60 feet to 15 feet each for two parcels in a flag lot design.
3. The subject site is located at 3901 Sycamore Avenue in the East Pasadena Zoned District.
4. The rectangularly-shaped property is 0.74 gross acres (0.56 net acres) in size with level terrain topography. Much of the site is in an existing, graded condition.
5. Access to the proposed development is provided from Sycamore Avenue, a 66-foot wide dedicated street.
6. The project site is currently zoned R-1 (Single Family Residence – 5,000 Square Feet Minimum Required Lot Area) which was established by Ordinance No. 2433 and became effective on August 10, 1931. Surrounding zoning is also R-1.
7. The subject property consists of two lots currently unimproved. Surrounding uses include single-family residences and vacant properties to the north, east, west and south.
8. The project is consistent with the proposed R-1 zoning classification. Single-family residences are permitted in the R-1 zone pursuant to Section 22.20.070 of the Los Angeles County Code ("County Code").
9. The property is depicted within the Low Density Residential land use category of the Los Angeles Countywide General Plan ("General Plan"). This category would allow a maximum of four dwelling units on the subject property. The applicant is proposing four dwelling units, approximately five dwelling units per acre, which is consistent with the maximum allowed by the General Plan.
10. Vesting Tentative Parcel Map No. 061753 is a related request to create four single-family parcels, including two flag lots, on 0.74 gross acres.

Findings

11. Previous case on the subject property included Parcel Map No. 21676-(5). The parcel map was heard before the Hearing Officer of Los Angeles County, and approved on January 9, 1990. Tentative Parcel Map No. 21676 was a request to create four single-family parcels under the current zoning; this proposal encompassed the entire subject property. The tentative parcel map expired on January 9, 1993 before final recordation.
12. The proposed tentative parcel map proposes to create four single-family residential parcels including two flag lots, on the 0.74-acre subject property. The four parcels range in size from 5,700 square feet to 8,062 square feet. The development also includes the construction of a 95-foot long access strip for Parcel Nos. 3 and 4 as well as sidewalks, curbs and gutters, and street lights improvements along Sycamore Street. All four of the proposed parcels take direct access from Sycamore Street.
13. A public hearing was held before a Hearing Officer on July 11, 2006.
14. Before the July 11, 2006 public hearing, staff received one phone call and one letter in opposition to this request. Those opposed were residents who lived within 1,000 foot radius of the subject property and expressed concerns regarding future traffic congestion created by the subject property.
15. At the July 11, 2006 Hearing Officer public hearing, the Hearing Officer heard staff presentation and oral testimony from the project representative regarding the proposed development. Testimony was also taken in favor and opposition to the project.
16. During the July 11, 2006 Hearing Officer public hearing, staff provided comments that single-family lots were consistent under R-1 zoning. Staff also stated that during a site inspection, he noticed adjoining parcels consisted of flag lot design.
17. During the July 11, 2006 Hearing Officer public hearing, one person testified in favor to the project, and provided testimony that the proposed subdivision would enhance the subject property and also eliminate a gathering spot for youths engaging in illegal activity.
18. During the July 11, 2006 Hearing Officer public hearing, four persons testified in opposition and testified that the proposed project density would lower property values and increase traffic congestion in the neighborhood.
19. After hearing all testimony on July 11, 2006, the Hearing Officer closed the public hearing and approved CSD Modification Case No. 2006-00001-(5).

Findings

20. On September 18, 2006, an appeal was filed with the Regional Planning Commission with cited concerns including inaccurate information and the negative impact the proposed modification would have on the community.
21. Prior to the December 6, 2006 Commission public hearing, staff received one letter with 14 adjoining property owners in opposition to this request. The letter expressed concerns regarding development of these residential parcels. The property owners indicated that the applicant intended to construct 5,000 square feet homes on the proposed parcels.
22. During the December 6, 2006 Commission public hearing, the Commission heard a presentation from staff, followed by the applicant's representative presentation. Testimony was also taken from the opposition.
23. During the December 6, 2006 Commission public hearing, staff provided comments that the proposed flag lots would not be setting a precedence since 11 flag lots exist within a 500-foot radius on the subject property. Each of these lots is improved with a single family residence.
24. Staff also stated that Tentative Parcel Map No. 21676 was previously approved on January 9, 1990 on the subject property for four single family parcels with two flag lots, each with a 10-foot wide access strip under the current zoning. This proposal encompassed the entire subject property. The tentative parcel map expired on January 9, 1993 before final recordation.
25. During the December 6, 2006 Commission public hearing, the applicant's representative indicated to the Commission that the applicant intended to build 2,200-square feet homes. The applicant's representative also stated that they had worked with Los Angeles County staff to process the tentative parcel map, and were consistent with the zoning and General Plan.
26. During the December 6, 2006 Commission public hearing, persons testified in opposition to the project indicating concerns with mansionization. They stated that oversized homes proposed would overwhelm the existing infrastructure. Testifiers also stated that the character of the neighborhood would be lost if the proposed development were approved and new oversized homes built.
27. During the December 6, 2006 Commission public hearing, the Commission discussed the project's layout and design, and asked those testifiers in opposition to describe the previous residence that existed on the subject property. They replied that the subject property had been owned by two brothers and consisted of one single family residence and a guest house was located on the subject property before the 1980's.

28. The Commission also noted that new two-story homes would tower over existing smaller ranch style homes, and asked County Counsel if they had the authority to place height limitations on new development. The Commission also provided background information regarding older neighborhoods that had lost their character when new oversized developments were allowed to be built, and questioned if they had the authority to review the designs of proposed projects.
29. During the December 6, 2006 Commission public hearing, staff provided additional comments that staff was unaware of the type and size of the new homes the applicant planned to build. Staff also indicated that no architectural plans were required to be submitted for this type of development. Staff stated that a plot plan review would be required prior to the issuance of any building permits.
30. Lastly, the Commission indicated their general disagreement with staff's evaluation of the project, with respect to the subdivision design in the existing community and stated that the proposed project would negatively impact the existing older neighborhood.
31. On December 6, 2006 the Commission closed the public hearing, indicated their intent to deny the project, and directed staff to prepare the final findings for denial.
32. During the October 10, 2007 Commission consent for denial meeting, staff provided a brief summary of the project to the Commission. The applicant's representative addressed the Commission, and requested that the public hearing be reopened to allow for additional information from the applicant including corrections to the record that were necessary related to house size and height. The Commission asked County Counsel under what circumstances public hearings could be reopened, and were told that they may be reopened if relevant new evidence or error of facts or law were found to be evident. The Commission determined that the applicant's representative's request to reopen the public hearing did not meet these requirements, and denied the case on October 10, 2007.
33. This project has an effect on fish and wildlife resources. Therefore, the project is not exempt from California Department of Fish and Game fees pursuant to Section 711.4 of the California Fish and Game Code.
34. In accordance with State and County CEQA guidelines, this project received a Negative Declaration. The Negative Declaration concluded that the proposed development will not have a significant effect on the environment.

35. The location of the documents and other materials constituting the record of proceedings upon which the Commission's decision is based in this matter is the Department of Regional Planning ("Regional Planning"), 13th Floor, Hall of Records, 320 West Temple Street, Los Angeles, California 90012. The custodian of such documents and materials shall be the Section Head of the Land Divisions Section, Regional Planning.

BASED ON THE FOREGOING, THE REGIONAL PLANNING COMMISSION
CONCLUDES:

- A. That the proposed project in compliance with all applicable provisions of this Title 22 and Section 22.44.135 – East Pasadena-San Gabriel CSD.
- B. That the proposed site is not arranged as to avoid traffic congestion, ensure the protection of public health, safety and general welfare, prevent adverse effects on neighboring property and is not in conformity with good zoning practice; and
- C. The proposed project development is not suitable from the standpoint of functional development design.

THEREFORE, in view of the findings of fact and conclusions presented above, CSD Modification Case No. 2006-00001-(5) is **DENIED**.

RPC MEETING DATE

12/6/06

AGENDA ITEM NO.

10 a, b

REGIONAL PLANNING COMMISSION TRANSMITTAL CHECKLIST

PROJECT NO: PM061753

CASE NO. VESTING TENTATIVE PARCEL MAP NO. 061753
CSD MOD CASE NO. 2006-00001-(5)

CONTACT PERSON: Ramon Cordova

- ☒ STAFF REPORT
- ☐ DRAFT CONDITIONS (If Recommended For Approval)
- ☐ DRAFT FINDINGS FOR DENIAL (If Land Division Case Recommended For Denial)
- ☐ BURDEN OF PROOF STATEMENTS (Zoning or Plan Amendment Requests)
- ☐ ENVIROMENTAL DOCUMENTATION
- ☒ GIS-NET (Identifying Subject Property)
- ☒ LAND USE RADIUS MAP
- ☒ TENTATIVE PARCEL MAP
- ☒ PHOTOGRAPHS
- ☒ APPEAL LETTER
- ☒ COPY OF HEARING OFFICER'S PUBLIC HEARING PACKAGE
- ☒ COPY OF HEARING OFFICER'S APPROVAL PACKAGE
- ☐ _____

Reviewed By: _____





Los Angeles County
Department of Regional Planning
Planning for the Challenges Ahead



Bruce W. McClendon FAICP
Director of Planning

November 28, 2006

TO: Pat Modugno, Chair
Esther L. Valadez, Vice Chair
Leslie G. Bellamy, Commissioner
Harold V. Helsley, Commissioner
Wayne Rew, Commissioner

FROM: Ramon Cordova, Regional Planning Assistant II *RCC*
Land Divisions Section

SUBJECT: **APPEAL OF HEARING OFFICER'S APPROVAL
VESTING TENTATIVE PARCEL MAP NO. 061753
COMMUNITY STANDARDS DISTRICT MODIFICATION CASE NO. 2006-
00001-(5)
AGENDA ITEM NO. 10 a, b; DECEMBER 6, 2006**

PROJECT DESCRIPTION

Vesting Tentative Parcel Map No. 061753 ("PM 061753") was approved by a Los Angeles County Hearing Officer ("Hearing Officer") on July 11, 2006 to authorize creation of four single-family parcels on 0.74 gross acres. The associated Community Standards District Modification Case No. 2006-00001-(5) ("CSD Mod 2006-00001") was approved concurrently to allow modification of the East Pasadena-San Gabriel Community Standards District ("CSD") requirements of the minimum street frontage from 60 feet to 15 feet for two parcels in a flag lot design. A Negative Declaration was adopted for this project. The project is located at 3901 Sycamore Avenue within the unincorporated community of East Pasadena-San Gabriel.

PROJECT BACKGROUND

During the July 11, 2006 public hearing, public testimony was taken both in favor and opposition for the project. Testimony from the individual in favor of the project cited project benefits, including enhancement of the subject property and removal of 'nuisances' with development of the property. Testimony in opposition to the project included concerns with added neighborhood density, lowering of property values and increased traffic congestion.

During the public hearing, staff stated that the proposed flag lots would not be setting a precedent since 11 flag lots exist within a 500 foot radius of the subject property. Each of these lots is improved with a single family residence.

**APPEAL OF HEARING OFFICER'S APPROVAL
VESTING TENTATIVE PARCEL MAP NO. 061753
COMMUNITY STANDARDS DISTRICT MODIFICATION CASE NO. 2006-00001-(5)
December 6, 2006 RPC Staff Memo**

PAGE 2 OF 3

Staff also stated that, Tentative Parcel Map No. 21676 was previously approved on January 9, 1990 on the subject property for four single family parcels with two flag lots each with a 10 foot wide access strip under the current zoning; this proposal encompassed the entire subject property. The tentative parcel map expired on January 9, 1993 before final recordation.

After hearing all testimony on July 11, 2006, the Hearing Officer closed the public hearing and approved PM 061753 and CSD Mod 2006-00001-(5).

In a letter dated September 18, 2006, the Nelson Bautista, et al appealed the approval of PM 061753 and CSD Mod 2006-00001-(5) on the basis of inaccurate information and the negative impact from the proposed modification.

APPEAL OF CSD MODIFICATION APPROVAL

The basis for this appeal is Section 22.44.135C.4.a of the Los Angeles County Code ("County Code"), which states that the when an application for a tentative map for a subdivision, including a minor land division, is filed concurrently with an application to modify development standards, the provisions of Section 22.56.1700 shall apply to such applications. Section 22.56.1700 states: "When an application is filed for a permit or variance concurrently with an application for a use subject to director's review and approval as provided by this title, the hearing officer may consider and approve such application for director's review and approval concurrently with such permit or variance. The hearing officer in making their findings shall consider each case individually as if separately filed".

STAFF EVALUATION

The proposed four single family parcels subdivision is in conformance with the density established by the Los Angeles Countywide General Plan, the area requirements of the R-1 zone, and the East Pasadena – San Gabriel CSD as modified. The subject property is surrounded by compatible uses and has access to a County maintained street. All required public services and necessary infrastructure will be provided for the proposed subdivision.

The modification procedure within the CSD was established to enable the decision making body to act upon any application for a modification of CSD development standards in conjunction with an application for discretionary. In acting upon any application, the Hearing Officer shall consider the findings for Section 22.56.090 of the County Code, and the unique characteristics of the neighborhood in which the site is located. Approval or denial of a modification does not establish a precedent for approval or denial of other modifications to CSD standards.

The applicant is requesting a modification of minimum street frontage from 60 feet to 15 feet for two parcels in a flag lot design. The CSD requires a minimum street frontage of 60

**APPEAL OF HEARING OFFICER'S APPROVAL
VESTING TENTATIVE PARCEL MAP NO. 061753
COMMUNITY STANDARDS DISTRICT MODIFICATION CASE NO. 2006-00001-(5)
December 6, 2006 RPC Staff Memo**

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feet for all lots or parcels that have less than 13,000 square feet area; the project provides a total 30 feet of access width for two parcels in a flag lot design.

Flag lots exist in the neighborhood, including one immediately adjacent to the west and two across the street. These flag lots have a street frontage of 12 feet, and 15 and 12 feet, respectively.

STAFF RECOMMENDATION

The following recommendation is subject to change based on oral testimony or documentary evidence submitted during the public hearing process.

If the Commission agrees with this evaluation, staff recommends that the Commission uphold the Hearing Officer's decision of July 11, 2006 to approve PM 061753 and CSD Mod 2006-00001-(5) and deny appeal of Hearing Officer's approval.

Suggested Motion:

"I move that the Regional Planning Commission uphold the Hearing Officer's approval of PM 061753 and CSD Mod 2006-00001-(5) and deny appeal of Hearing Officer's approval."

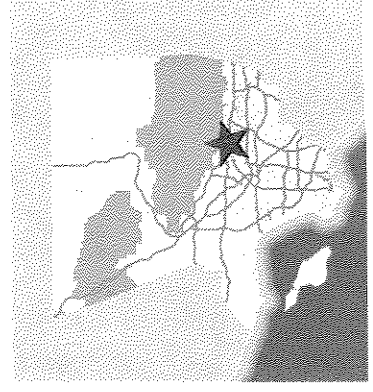
SMT:REC
11/28/06

Attachment: Appeal Letter dated September 18, 2006
Approval Findings and Conditions
Hearing Officer Public Hearing Package
Correspondence



- Legend**
- Parcel Boundary
 - County Sheet
 - Highway
 - Freeway
 - Master Plan of Highways
 - Expressway - (E)
 - Expressway - (S)
 - Expressway - (N)
 - Expressway - (W)
 - Expressway - (S)
 - Expressway - (N)
 - Expressway - (W)
 - Expressway - (S)
 - Expressway - (N)
 - Expressway - (W)
 - Major Highway - (E)
 - Major Highway - (S)
 - Major Highway - (N)
 - Major Highway - (W)
 - Major Highway - (S)
 - Major Highway - (N)
 - Major Highway - (W)
 - Major Highway - (S)
 - Major Highway - (N)
 - Major Highway - (W)
- Land Use Policy (Not in Comm / Area Plan)**
- 1 - Low Density Residential
 - 2 - Low/Medium Density Residential
 - 3 - Medium Density Residential
 - 4 - High Density Residential
 - 5 - High Density Residential
 - 6 - High Density Residential
 - 7 - High Density Residential
 - 8 - High Density Residential
 - 9 - High Density Residential
 - 10 - High Density Residential
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 - 97 - High Density Residential
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 - 99 - High Density Residential
 - 100 - High Density Residential

Note: This is a static legend, which includes only a portion of layers. To get full legend, please use "Display Map Legend tab" on the top left side of screen.



Nelson Bautista
3787 East Sycamore
Pasadena, California 91107
Phone/Fax (626) 449 7296
nelson@techemail.com

Set for hearing 12/8/06

RECEIVED
SEP 18 2006

Regional Planning Commission
Los Angeles County Department of Regional Planning

REGIONAL PLANNING COMMISSION

Meneses
Tae
Cordova
Hafetz

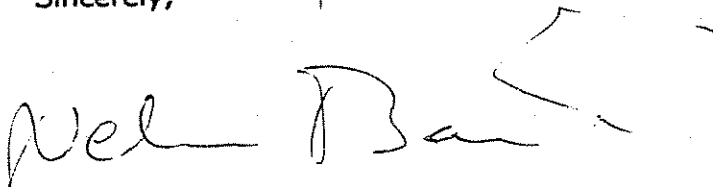
Dear Commission members:

In accordance with Title 22 of the County Code, I am submitting a \$628.00 payment required to initiate the appeal process for Case Number: 200600001-5

I, along with homeowners on the block, wish to appeal the decision made by the hearing officer, Mr. John Gutwein on July 11, 2006 on this case.

The basis for this appeal are inaccurate information and the negative impact the proposed modification would have on the community. Details will be supplied during the hearing process.

Sincerely,



Nelson Bautista
Pasadena, September 18, 2006

Copies:

Raymond D. Butner
3790 East Sycamore
Pasadena, 91107

Richard Lukasiewicz
3957 East Sycamore
Pasadena, 91107

Gregg Parish
3933 East Sycamore
Pasadena, 91107

Isabel Rea
3824 East Sycamore
Pasadena, 91107

Bill and Leslie Averill
3799 East Sycamore
Pasadena, 91107

Steve and Abbie Yearout
3768 East Sycamore
Pasadena, 91107

Ruth Uga
3779 East Sycamore
Pasadena, 91107

Shawn Ronzio
3945 East Sycamore
Pasadena, 91107

Angela, Luis and John Mion
3859 East Sycamore
Pasadena, 91107

Gloria Bautista
3785 East Sycamore
Pasadena, 91107

Sandy Camacho and Eric Theis
3852 East Sycamore
Pasadena, 91107

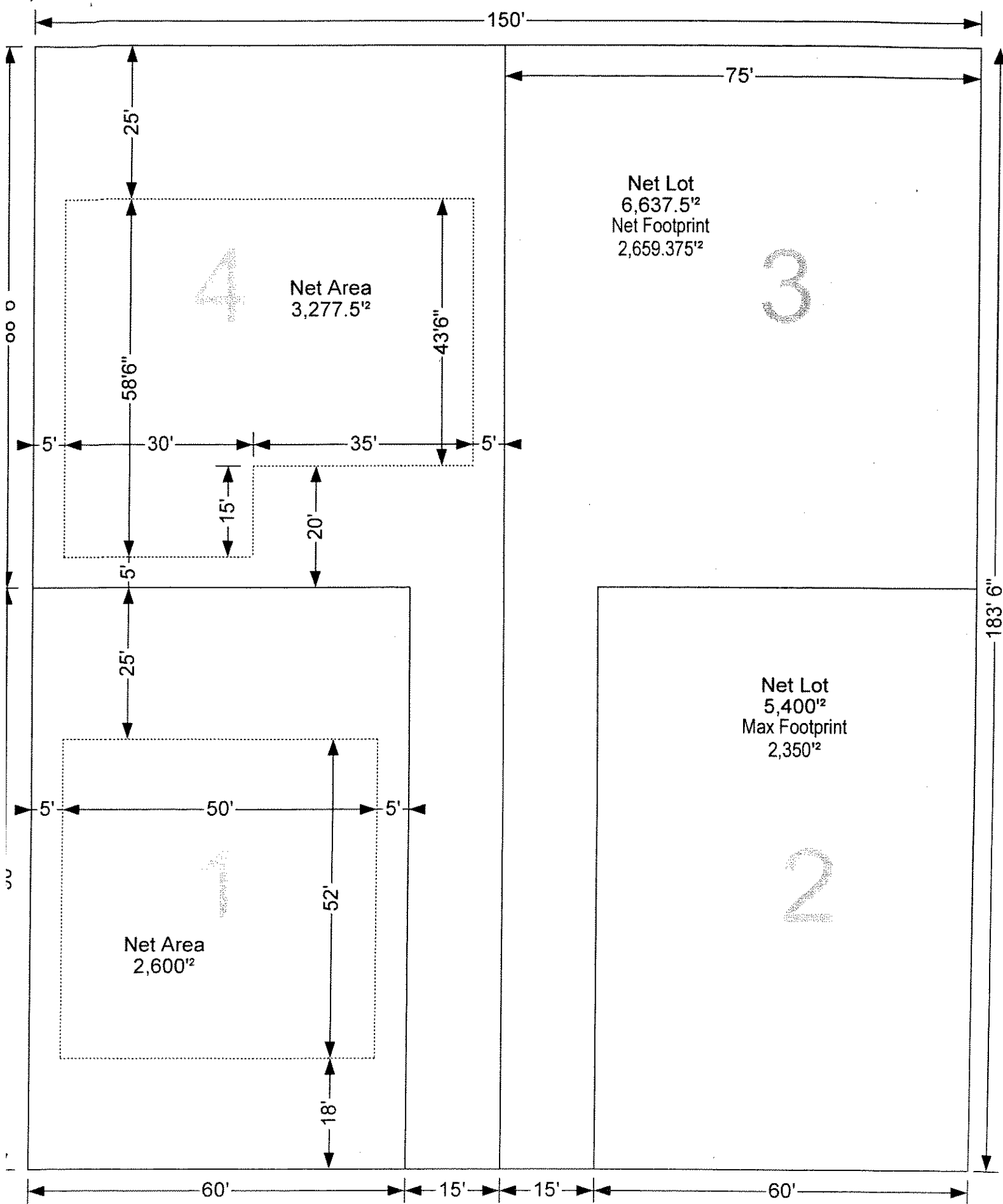
J.S. Wilcox
3769 East Sycamore
Pasadena, 91107

Ronald Ferrara
3784 East Sycamore
Pasadena, 91107

James and Jerilyn Domenico
3755 East Sycamore
Pasadena, 91107

Julio Bautista
3787 East Sycamore
Pasadena, 91107

G. Lee Kohlhagen
3815 East Sycamore
Pasadena, 91107



facsimile transmittal

To: Ms. Rosie O. Ruiz
Commission Secretary
Department of Regional
Planning

Fax: (213) 974 6384

From: Nelson Bautista

Phone/Fax: (626) 449 7296

Re: Appeal
Case No 200600001-(5)

Pages: Four including cover

Date: November 27, 2006

☐ Urgent

☐ For Review

☐ Please Comment

☒ Please Reply

☐ Please Recycle

facsimile transmittal

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3

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Pasadena, 91107

Julio Bautista
3787 East Sycamore
Pasadena, 91107

G. Lee Kohlhaugen
3815 East Sycamore
Pasadena, 91107

Marcelo Gilbert Torres

November 27, 2006

Regional Planning Commission
Los Angeles County Department of Regional Planning

Dear Commission members:

The existing homeowners on Sycamore Street/Avenue, (the "Existing Homeowners"), understand:

1. The developer intends to combine two adjacent empty lots on the block.
2. The developer then intends to subdivide the new combined lot into four separate lots, with two fronting the street and two more behind accessed via two long "flag lot" driveways.
3. The developer must receive permission from the Los Angeles County Regional Planning Commission, (the "Commission"), to subdivide the new combined lot as the proposed subdivision will fail to meet minimum street frontage requirements.
4. Once he receives permission from the Commission, the developer intends to construct one huge home on each of the four subdivided lots, with an expected size of approximately 5,000 square feet each.
5. Once the developer receives permission from the Commission, he will be able to construct virtually any type of single family residence on his four subdivided lots, provided the proposed residences meet the existing standards set by the County of Los Angeles; and that the existing homeowners will have little or no recourse to stop any development they consider harmful or inappropriate.
6. The County of Los Angeles has established the East Pasadena-San Gabriel CSD for the expressed purpose of limiting residential development trend called "mansionization".

The Existing Homeowners believe the developer's proposed construction meets the definition of mansionization in every aspect because:

1. Each of the four proposed residences is not in character with the existing neighborhood because each would be substantially larger than any existing residence on the block.

2. The development will lead to additional translocation.

3. The proposed homes will significantly increase housing density.

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626 449 7296

PAGE.02

maximize his use of the available land leaving minimal front, back and side yards.

4. The small size of the subdivided lots will create significant challenges for the developer to design huge residences with any sense of style or beauty.

The Existing Homeowners believe the developer's existing development plans will be harmful to our neighborhood because:

1. The proposed homes will adversely change the character of the neighborhood.
2. The development will lead to additional mansionization.
3. The proposed homes will significantly increase housing density.
4. The proposed homes will lead to increased on-street parking on an already crowded 30 foot wide street.
5. The increase housing density will also translate in pedestrian traffic needs that will require construction of sidewalks and the emergence of safety and security issues.

The Existing Homeowners believe that should the Commission approve the developer's variance request:

1. The Existing Homeowners will have no other power to limit the developer's plans.
2. Mansionization will be a fact of life on Sycamore Street/Avenue.

-
2. The small size of the subdivided lots will require the developer to maximize his use of the available land leaving minimal separation between existing and planned buildings.
 3. The small size of the subdivided lots will require the developer to maximize his use of the available land leaving minimal front, back and side yards.
 4. The small size of the subdivided lots will create significant challenges for the developer to design huge residences with any sense of style or beauty.

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November 27, 2006

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Los Angeles County Department of Regional Planning

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The Existing Homeowners believe the developer's proposed construction

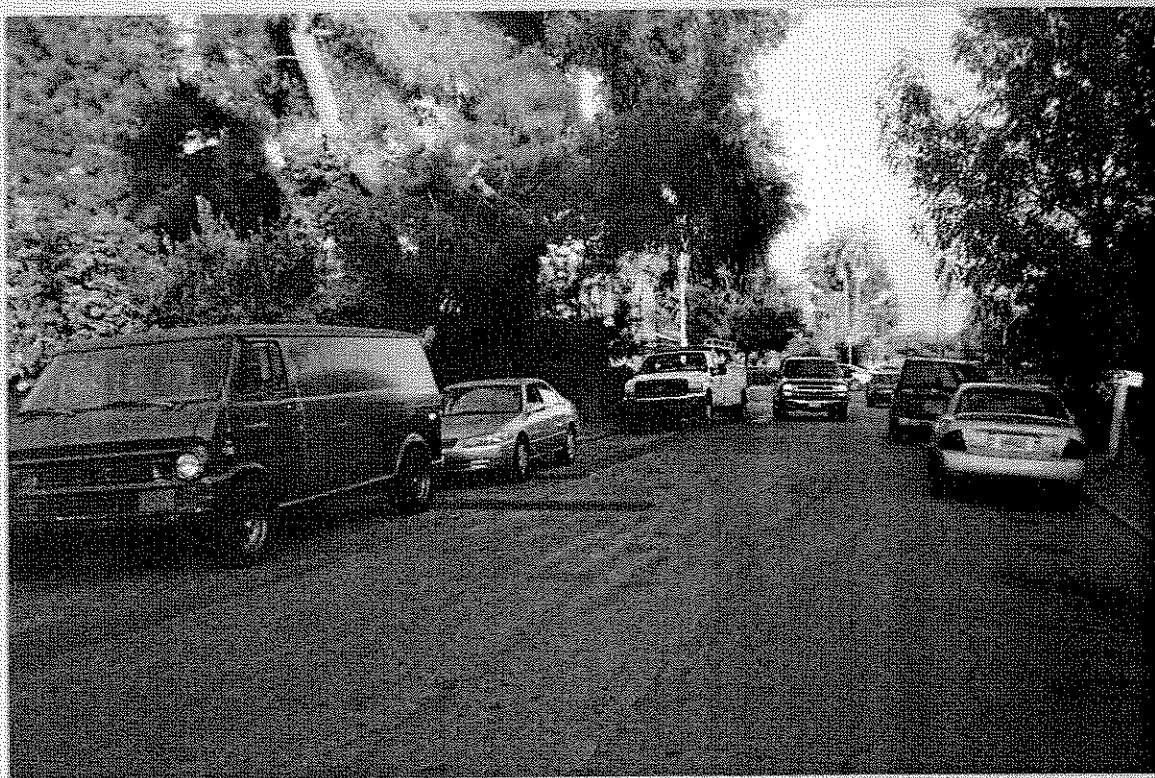
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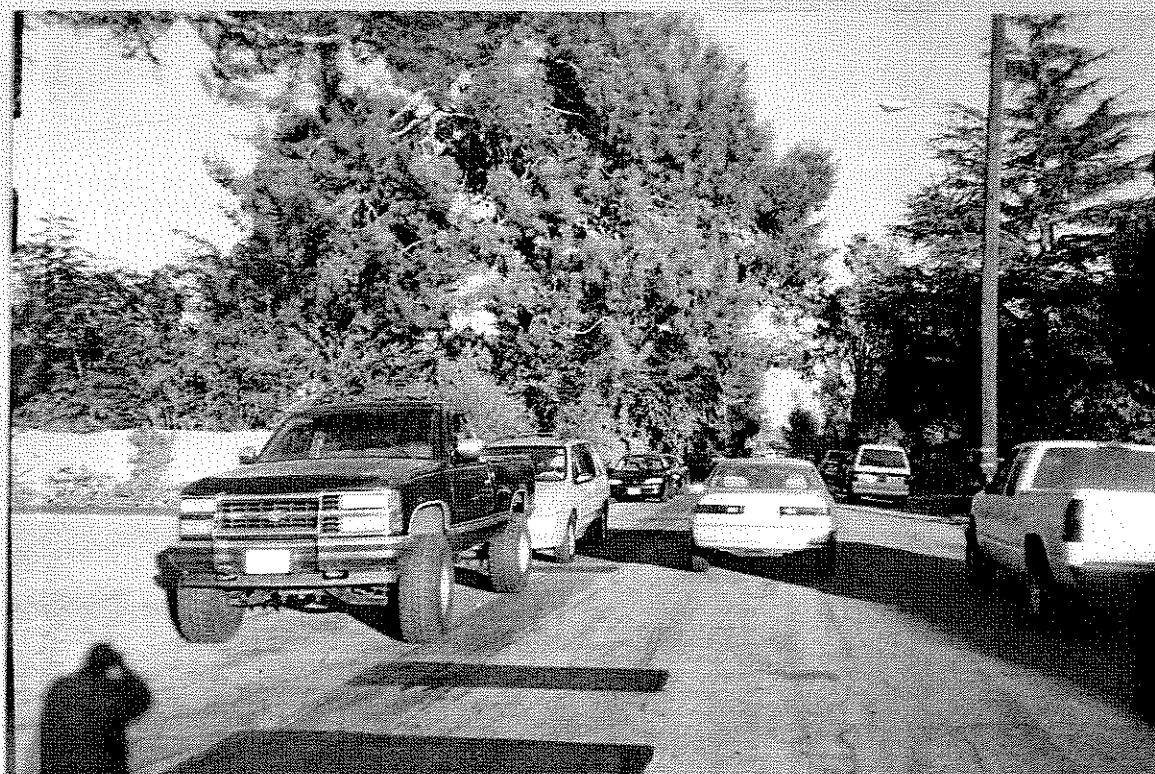
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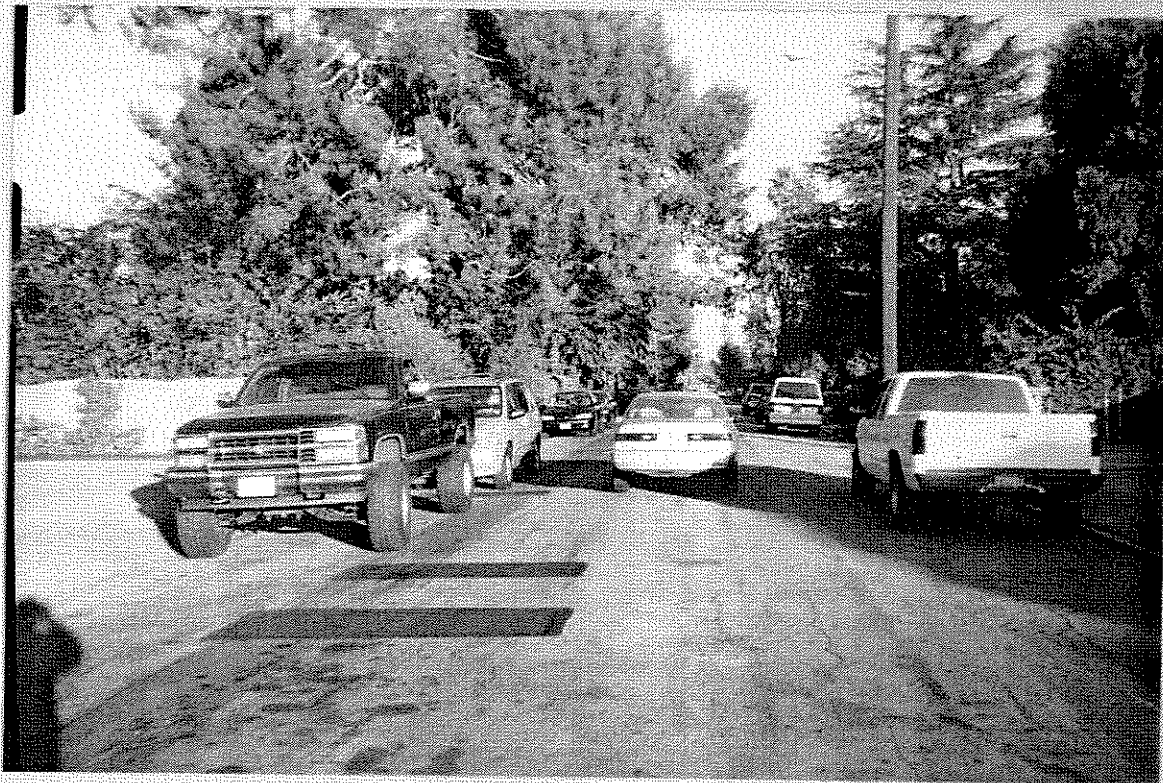
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2. Mansionization will be a fact of life on Sycamore Street/Avenue.

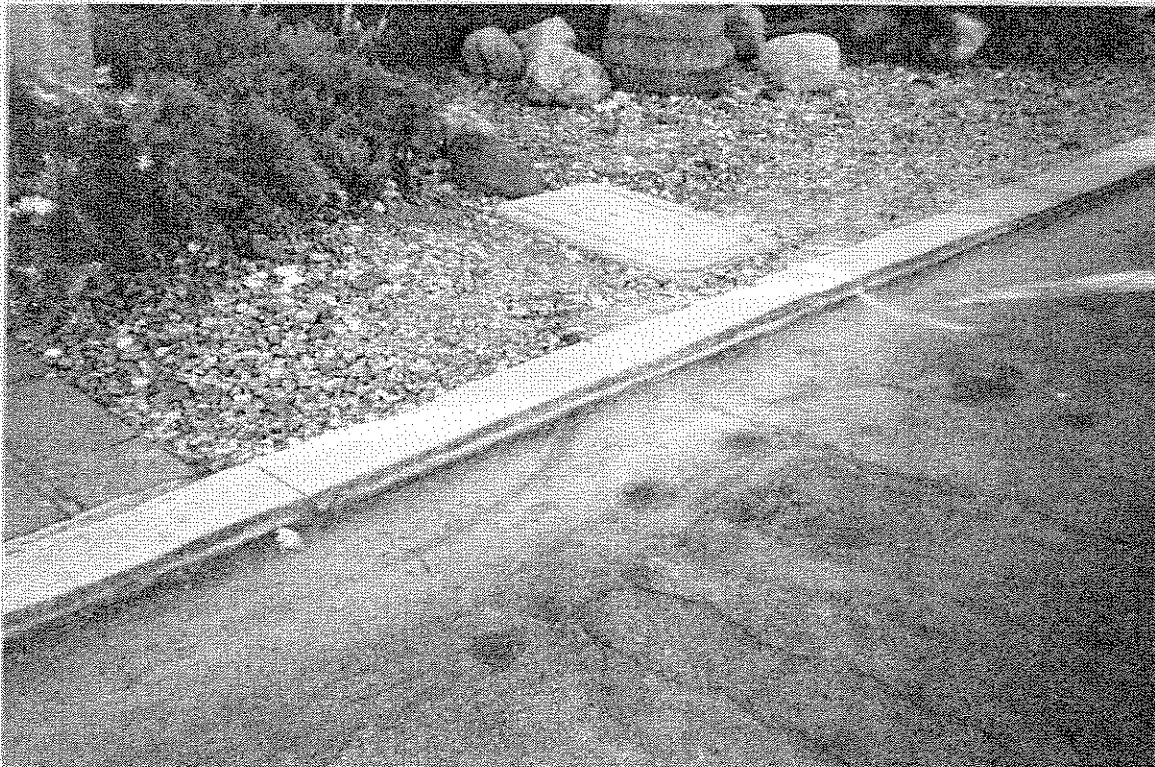


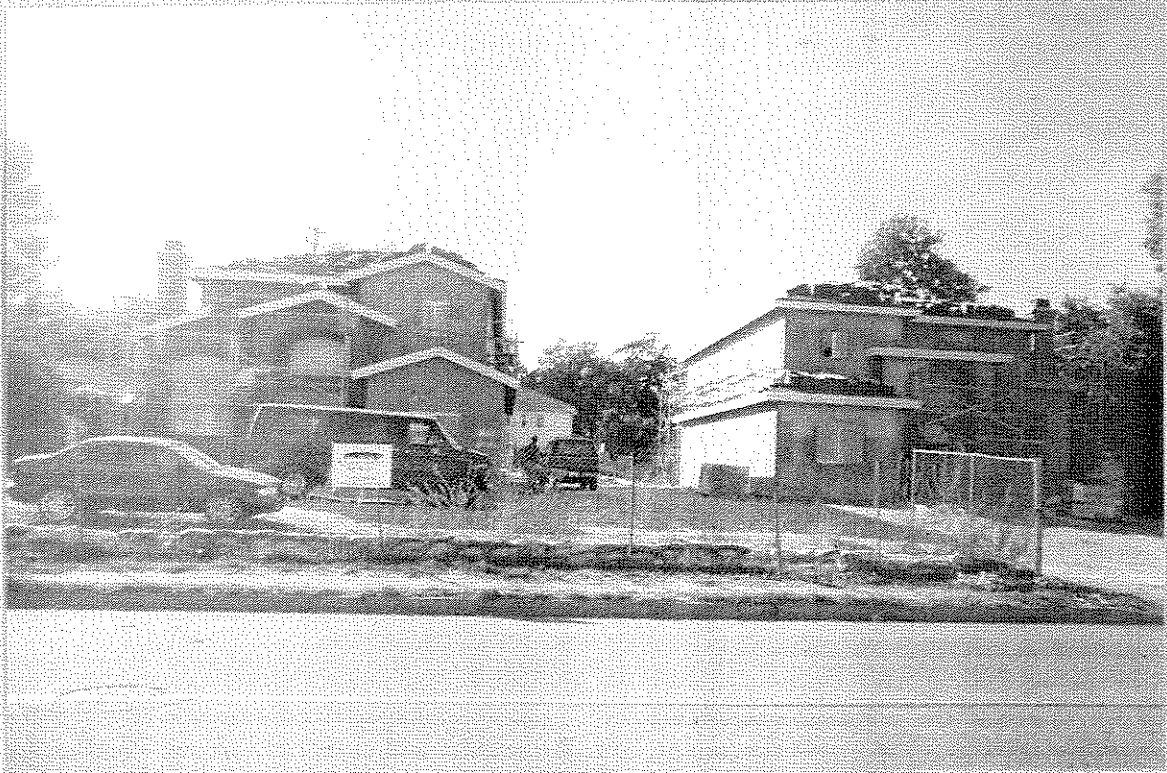
SYCAMORE IS AN EXTREMELY NARROW STREET





STREET HAS LESS THAN 2" CURBS





**TWO STRUCTURES ON THE LOT
ONE BLOCK SOUTH ON MICHILLINDA
SLIGHTLY SMALLER LOT**



Los Angeles County
Department of Regional Planning

Planning for the Challenges Ahead



**CERTIFIED-RECEIPT
REQUESTED**

James E. Hartl AICP
Director of Planning

August 17, 2006

Raymond K. Lee
7033 Vista Street
San Gabriel, California 91775

Gentlemen:

**SUBJECT: VESTING TENTATIVE PARCEL MAP NO. 061753
CSD MODIFICATION CASE NO. 200600001-(5)
MAP DATE: August 8, 2005**

A public hearing on Vesting Tentative Parcel Map No. 061753 and CSD Modification Case No. 200600001-(5) was held by a Hearing Officer of Los Angeles County on July 11, 2006.

After considering the evidence presented, the Hearing Officer in his action on July 11, 2006, approved the vesting tentative parcel map and CSD Modification in accordance with the Subdivision Map Act and Titles 21 (Subdivision Ordinance) and 22 (Zoning Ordinance) of the Los Angeles County Code ("County Code") subject to the recommendations and conditions of the Los Angeles County Subdivision Committee. A copy of the approved findings and conditions are attached.

The actions of the vesting tentative parcel map and CSD Modification authorize the subdivision of the 0.74-acre (gross) project site into four single-family lots, as depicted on the tentative map, dated August 8, 2005.

Your attention is called to the following condition of the vesting tentative parcel map: Condition No. 10 of the vesting tentative parcel map provides that the applicant reserve a five-foot-wide strip of landscaping along the easterly and westerly boundary lines of the 30-foot-wide private driveway and fire lane.

The decision of the Hearing Officer regarding the vesting tentative parcel map and CSD Modification shall become final and effective on the date of the decision, provided no appeal of the action taken has been filed with the Los Angeles County Regional Planning Commission within the following time period:

- In accordance with Title 22 of the County Code, the CSD Modification case may be appealed within 15 days following receipt of the decision of the Hearing Officer.

The decision of the Hearing Officer regarding the vesting tentative parcel map or CSD Modification may be appealed to the Regional Planning Commission. **If you wish to appeal the decision of the Hearing Officer to the Commission, you must do so in writing and pay the appropriate fee.**

VESTING TENTATIVE PARCEL MAP NO. 061753
CSD MODIFICATION CASE NO. 200600001-(5)
Approval Letter

PAGE 2

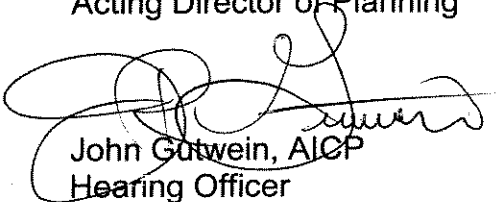
The fee for the appeal process is \$1,255.00 for the applicant and \$628.00 for non-applicant(s). To initiate the appeal, submit your appeal letter and a check made payable to the "County of Los Angeles" to the Secretary of the Regional Planning Commission, Room 1390, Hall of Records, 320 West Temple Street, Los Angeles, California 90012. Please be advised that your appeal will be rejected if the check is not submitted with the letter.

Once the appeal period has passed and all applicable fees have been paid in person, the approved vesting tentative map may be obtained at the Land Divisions Section in Room 1382, Hall of Records Building, 320 West Temple Street, Los Angeles, CA 90012.

The vesting tentative parcel map approval shall expire on **July 11, 2008**. If the subject vesting tentative parcel map does not record prior to the expiration date, a request in writing for an extension of the approval, accompanied by the appropriate fee, must be delivered in person within one month of the expiration date.

If you have any questions regarding this matter, please contact Mr. Ramon Cordova of the Land Divisions Section of the Department of Regional Planning at (213) 974-6433 between the hours of 7:30 a.m. and 6 p.m., Monday through Thursday. Our offices are closed Fridays.

Very truly yours,
DEPARTMENT OF REGIONAL PLANNING
James E. Hartl, AICP
Acting Director of Planning



John Gutwein, AICP
Hearing Officer

JG:PMC:rec

Attachments: 1. Findings and conditions
2. Negative Declaration

c: Subdivision Committee
Board of Supervisors
Building and Safety
Ronald K. Ferrara
Nestor Bautista

**COUNTY OF LOS ANGELES
FINDINGS OF THE HEARING OFFICER
FOR CSD MODIFICATION CASE NO. 200600001-(5)**

1. The Hearing Officer of the County of Los Angeles has conducted a public hearing on the matter of CSD Modification Case No. 200600001-(5) on July 11, 2006. The case was heard concurrently with Vesting Tentative Parcel Map No. 061753.
2. The subject property is located in the East Pasadena – San Gabriel Community Standards District (“CSD”). The applicant has submitted a CSD Modification request to allow modification of the minimum street frontage from 60 feet to 30 feet for two parcels in a flag lot design. The applicant has also submitted a vesting tentative parcel map (dated August 8, 2005). This vesting tentative parcel map demonstrates compliance with the CSD Modification request and other requirements of the East Pasadena –San Gabriel CSD. The CSD modification shall not be effective until recordation of the final map for Vesting Tentative Parcel Map 061753.
3. Vesting Tentative Parcel Map No. 061753 is a related request to create four single- family parcels on 0.74 gross acres.
4. The site is located at 3901 Sycamore Avenue, in the East Pasadena Zoned District.
5. The rectangularly-shaped subject property is 0.74 gross acres in size with level topography. The site is currently unimproved.
6. A modification is requested to allow modification of the minimum street frontage from 60 feet to 30 feet for two parcels in a flag lot design.
7. Access is provided from Sycamore Avenue, a 66-foot wide dedicated street.
8. The subject property is approved as a four single-family parcel subdivision with two parcels in a flag lot design.
9. The project site is currently zoned R-1 (Single Family Residence – 5,000 Square Feet Minimum Required Lot Area). The zoning was established by Ordinance No. 1959, which became effective on August 10, 1931.
10. The subject property is zoned R-1 (Single Family Residence). Surrounding properties are also zoned R-1.

FINDINGS

11. The proposed project is consistent with the R-1 zoning classification. Single-family residences are permitted in the R-1 zone pursuant to Section 22.20.070 of the Los Angeles County Code (Zoning Ordinance).
12. The subject property is depicted within the low density land use category of the Los Angeles Countywide General Plan ("General Plan"). This category would allow a maximum of four dwelling units on the subject property. The applicant's proposal to create four dwelling units, approximately five dwelling units/acre, is consistent with the maximum dwelling units per acre allowed under the low density residential land use category.
13. The Hearing Officer finds the proposed project consistent with the goals and policies of the General Plan.
15. Staff received one phone call and one letter in opposition to this request. The callers were residents who lives within 1,000 foot radius of the subject property who expressed concerns regarding future traffic congestion created by the subject property.
16. At the July 11, 2006 public hearing, the Hearing Officer heard staff presentation and oral testimony from the representative regarding the proposed development. Testimony was also taken in favor of the project.
17. Staff provided comments that single-family lots were consistent under R-1 zoning. Staff also stated that during a site inspection he noticed adjoining parcels consisted of flag lot design.
18. Testimony in favor of the project stated that the proposed subdivision would enhance the subject property and also eliminate a gathering spot for youths engaging in illegal activity.
19. After hearing all testimony on July 11, 2006, the Hearing Officer closed the public hearing and approved CSD Modification Case No. 200600001-(5).
20. Pursuant to Section 21.32.195, one tree is required within the front yard of each residential lot. As one multi family lot with four single family dwelling units proposed, an additional three trees for a minimum total of four trees is required.
21. The site is physically suitable for the density and type of development proposed since it has access to a County-maintained street, will be served by public sewers, and will be provided with water supplies and distribution facilities to meet anticipated domestic and fire protection needs.
22. The division and development of the property in the manner set forth on this map will not unreasonably interfere with the free and complete exercise of

public entity and/or public utility rights-of-way and/or easements within this map, since the design and development as set forth in the conditions of approval and shown on the tentative map provide adequate protection for any such easements.

23. Pursuant to Article 3.5 of the Subdivision Map Act, the proposed subdivision does not contain or front upon any public waterway, river, stream, coastline, shoreline, lake or reservoir.
24. The discharge of sewage from this land division into the public sewer system will not violate the requirements of the California Regional Water Control Board pursuant to Division 7 (Commencing with Section 13000) of the California Water Code.
25. The housing and employment needs of the region were considered and balanced against the public service needs of local residents and available fiscal and environmental resources when the project was determined to be consistent with the Countywide General Plan.
26. Within five (5) days of the tentative map approval date, remit processing fees payable to the County of Los Angeles in connection with the filing and posting of a Notice of Determination in compliance with Section 21152 of the Public Resources Code. The project is *de minimus* in its effect on fish and wildlife and a \$25 processing fee must be paid to the Los Angeles County Clerk to accompany the Certificate of Fee Exemption pursuant to Section 711.4 of the Fish and Game Code. No land use project subject to this requirement is final, vested or operative until the fee is paid.
27. In accordance with State and County CEQA guidelines, this project received a Negative Declaration. The Negative Declaration concluded that the proposed development will not have a significant effect on the environment;

THEREFORE, in view of the findings of fact and conclusions presented above, CSD Modification Case No. 200600001-(5) is approved, subject to the attached conditions established by the Hearing Officer and recommended by the Los Angeles County Subdivision Committee.

**DEPARTMENT OF REGIONAL PLANNING
CSD MODIFICATION CASE NO. 200600001-(5)**

MAP DATE: 8-8-05

CONDITIONS:

1. In conjunction with Vesting Tentative Parcel Map No. 061753, this grant authorizes the modification of the minimum street frontage from 60 feet to 30 feet for two parcels in a flag lot design within the East Pasadena – San Gabriel Community Standards District ("CSD"), as depicted on the tentative map, dated August 8, 2005, subject to all of the following conditions of approval. The subject property shall comply with all other requirements of the CSD.
2. Unless otherwise apparent from the context, the term "permittee" shall include the applicant and any other person, corporation, or other entity making use of this grant.
3. This grant shall not be effective for any purpose until the permittee, and the owner of the subject property if other than the permittee, have filed at the office of the Los Angeles County Department of Regional Planning ("Regional Planning") their affidavit stating that they are aware of, and agree to accept, all of the conditions of this grant.
4. The permittee shall defend, indemnify and hold harmless the County of Los Angeles ("County"), its agents, officers, and employees from any claim, action, or proceeding against the County or its agents, officers, or employees to attack, set aside, void or annul this permit approval, which action is brought within the applicable time period of Government Code Section 65009. The County shall notify the permittee of any claim, action, or proceeding and the County shall reasonably cooperate in the defense.
5. In the event that any claim, action, or proceeding as described above is filed against the County, the permittee shall within ten days of the filing pay Regional Planning an initial deposit of \$5,000, from which actual costs shall be billed and deducted for the purpose of defraying the expenses involved in the department's cooperation in the defense, including but not limited to, depositions, testimony, and other assistance to permittee or permittee's counsel. The permittee shall also pay the following supplemental deposits, from which actual costs shall be billed and deducted:

CSD MODIFICATION CASE NO. 200600001-(5)
CONDITIONS

Page 2 of 2

- a. If during the litigation process, actual costs incurred reach 80 percent

The cost for collection and duplication of records and other related documents will be paid by the permittee according to Los Angeles County Code ("County Code") Section 2.170.010.

6. Vesting Tentative Parcel Map No. 061753 is a related request to create four single-family parcels on 0.74 gross acres.
7. In the event that Vesting Tentative Parcel Map No. 061753 should expire without the recordation of a final map, this grant shall terminate upon the expiration of the tentative map. Entitlements to the use of the property thereafter shall be subject to the regulations then in effect.
8. It is further declared and made a condition of this grant that if any condition hereof is violated, or if any law, statute, or ordinance is violated, the grant shall be suspended and the privileges granted shall lapse; provided that the property owner has been given written notice of such violation and has failed to correct the violations for a period of thirty (30) days.
9. All requirements of the County Code and of the specific zoning of the subject property must be complied with unless specifically modified by this grant, as set forth in these conditions or shown on the approved plans.
10. This CSD modification allows the modification of the minimum street frontage from 60 feet to 30 feet for two parcels in a flag lot design. The permittee shall be in compliance with all other CSD development standards.
11. A plot plan review for any new development on the subject property shall be required to ensure conformance with CSD requirements prior to the issuance of any building permit.

**COUNTY OF LOS ANGELES
FINDINGS OF THE HEARING OFFICER
FOR VESTING TENTATIVE PARCEL MAP NO. 061753**

1. The Hearing Officer of the County of Los Angeles ("Hearing Officer") has conducted a public hearing on the matter of Vesting Tentative Parcel Map No. 061753 on July 11, 2006. Vesting Tentative Parcel Map No. 061753 was heard concurrently with CSD Modification Case No. 200600001-(5).
2. Vesting Tentative Parcel Map No. 061753 is a request to create four single-family lots on 0.74 gross acres.
3. The site is located at 3901 Sycamore Avenue in the East Pasadena Zoned District. The property is also within the boundaries of the East Pasadena-San Gabriel Community Standards District ("CSD").
4. The rectangularly-shaped subject property is 0.74 gross acres in size with level topography. The site is currently unimproved.
5. Access is provided from Sycamore Avenue, a 66-foot wide dedicated street.
6. CSD Modification Case No. 200600001-(5) is a related request to authorize the modification of the minimum street frontage from 60 feet to 30 feet for two parcels in a flag lot design.
7. The project site is currently zoned R-1 (Single Family Residence- 5,000 Square Feet Minimum Required Lot Area). The zoning was established by Ordinance No. 2433, which became effective on August 10, 1931. Surrounding zoning is also R-1.
8. The proposed project is consistent with the R-1 zoning classification. Single family residences are permitted in the R-1 zone pursuant to Section 22.20.070 of the Los Angeles County Code ("County Code").
9. The subject property is depicted within the Low Density Residential land use category of the Los Angeles Countywide General Plan ("General Plan"). This category would allow a maximum of four dwelling units on the subject property. The applicant is proposing to create four dwelling units, approximately five dwelling units per acre is allowed by the General Plan. The proposed subdivision and the provision for its design and improvements are consistent with the density, goals and policies of the General Plan.
10. The Hearing Officer finds the proposed project consistent with the goals and policies of the General Plan.

11. The project consists of four single-family lots with 30 feet of combined access to serve two flag lots.
12. A plot plan review will be required prior to building permit issuance to ensure consistency with all provisions of the East Pasadena-San Gabriel CSD.
13. Staff received one phone call and one letter in opposition to this request. The callers were residents who live within 1,000 foot radius of the subject property and expressed concerns regarding future traffic congestion created by the subject property.
14. At the July 11, 2006 public hearing, the Hearing Officer heard staff presentation and oral testimony from the project representative regarding the proposed development. Testimony was also taken in favor of the project.
15. Staff provided comments that single-family lots were consistent under R-1 zoning. Staff also stated that during a site inspection, he noticed adjoining parcels consisted of flag lot design.
16. Testimony in favor of the project stated that the proposed subdivision would enhance the subject property and also eliminate a gathering spot for youths engaging in illegal activity.
17. The opposition testified that the proposed project density would lower property values and increase traffic congestion in the neighborhood.
18. After hearing all testimony on July 11, 2006, the Hearing Officer closed the public hearing and approved Vesting Tentative Parcel Map No. 061753.
19. This parcel map has been submitted as a "vesting" tentative parcel map. As such, it is subject to the provisions of Chapter 21.38 of the County Code.
20. The site is physically suitable for the density and type of development proposed since it has access to a County-maintained street, will be served by public sewers, and will be provided with water supplies and distribution facilities to meet anticipated domestic and fire protection needs.
21. The division and development of the property in the manner set forth on this map will not unreasonably interfere with the free and complete exercise of public entity and/or public utility rights-of-way and/or easements within this map, since the design and development as set forth in the conditions of

approval and shown on the tentative map provide adequate protection for any such easements.

22. Pursuant to Article 3.5 of the Subdivision Map Act, the proposed subdivision does not contain or front upon any public waterway, river, stream, coastline, shoreline, lake or reservoir.
23. The discharge of sewage from this land division into the public sewer system will not violate the requirements of the California Regional Water Quality Control Board pursuant to Division 7 (Commencing with Section 13000) of the California Water Code.
24. The housing and employment needs of the region were considered and balanced against the public service needs of local residents and available fiscal and environmental resources when the project was determined to be consistent with the General Plan.
25. An Initial Study was prepared for this project in compliance with California Environmental Quality Act ("CEQA"), the State CEQA Guidelines and the Environmental Document Reporting Procedures and Guidelines of Los Angeles County. The Initial Study concluded that this project will not exceed the established threshold criteria for any environmental/service factor and, as a result, will not have a significant effect on the physical environment.
26. This project is *de minimus* in its effect on fish and wildlife resources. Therefore, the project is exempt from California Department of Fish and Game fees pursuant to Section 711.4 of the California Fish and Game Fee.
27. The location of the documents and other materials constituting the record of proceedings upon which the Hearing Officer's decision is based in this matter is the Department of Regional Planning, 13th Floor, Hall of Records, 320 West Temple Street, Los Angeles, California 90012. The custodian of such documents and materials shall be the Section Head of the Land Divisions Section, Regional Planning.

THEREFORE, the Negative Declaration is adopted and Vesting Tentative Parcel Map No. 061753 is approved subject to the conditions recommended by Los Angeles County Subdivision Committee.

**DEPARTMENT OF REGIONAL PLANNING
VESTING TENTATIVE PARCEL MAP NO. 061753**

MAP DATE: 8-8-05

CONDITIONS:

1. Conform to the applicable requirements of Title 22 of the Los Angeles County Code ("County Code"), the area requirements of the R-1 zone, and East Pasadena – San Gabriel Community Standards District ("CSD"), except as otherwise modified by CSD Modification Case No. 200600001-(5).
2. In conjunction with CSD Case No. 200600001-(5), this grant authorizes the subdivision of four single-family parcels as depicted on the approved tentative map, dated August 8, 2005.
3. Show Sycamore Avenue as a dedicated street on the final map.
4. Provide at least 60 feet of street frontage on Parcel Nos. 1 and 2.
5. Parcel Nos. 3 and 4 are approved as flag lots. Each flag lot shall have a fee access strip of at least 10 feet in width on multiple access.
6. Reserve reciprocal easements for ingress and egress over the common driveway to benefit Parcel Nos. 3 and 4 served. Submit a copy of the draft document to be reviewed prior to recordation by the Los Angeles County Department of Regional Planning ("Regional Planning") prior to final map approval.
7. Construct or bond with the Los Angeles County Department of Public Works ("Public Works") for driveway paving in widths as shown on the approved tentative map, dated August 8, 2005, to the satisfaction of Regional Planning and the Los Angeles County Fire Department ("Fire Department").
8. Label any driveway required to be a fire lane by the Fire Department as a "Private Driveway and Fire Lane" on the final map or on a plat to be recorded by separate instrument concurrently with the recordation of the final parcel map.
9. Post any driveway required to be a fire lane by the Fire Department "No Parking-Fire Lane" and provide for continued enforcement through a Maintenance Agreement to be recorded on the property. Submit a copy of the draft document to be reviewed prior to recordation to Regional Planning prior to final map approval.

10. Provide a five- foot- wide strip of landscaping along the westerly boundary and the easterly boundary of the 30- foot -wide private driveway and fire lane. Provide for its maintenance through a covenant to be recorded on the property. Submit a copy of the draft document to be recorded to Regional Planning prior to final map approval.
11. Provide evidence that the property is in compliance with all zoning regulations, including removal of all discarded building materials and overgrown plant materials, to Regional Planning prior to final map approval.
12. A final parcel map is required for this land division. A parcel map waiver is not allowed.
13. The subdivider or the current owner shall plant at least one tree within the front yard of each residential lot. The location and the species of the trees may be incorporated into a site plan or landscape plan to be approved by the Director of Regional Planning and the Los Angeles County Forester and Fire Warden. Prior to final map approval, a bond shall be posted with Public Works or other verification shall be submitted to the satisfaction of Regional Planning to ensure the planting of the required trees.
14. Within five (5) days of the tentative map approval date, remit processing fees payable to the County of Los Angeles in connection with the filing and posting of a Notice of Determination in compliance with Section 21152 of the Public Resources Code. The project is *de minimus* in its effect on fish and wildlife and a \$25 processing fee must be paid to the Los Angeles County Clerk to accompany the Certificate of Fee Exemption pursuant to Section 711.4 of the Fish and Game Code. No land use project subject to this requirement is final, vested or operative until the fee is paid.
15. The subdivider shall defend, indemnify and hold harmless the County, its agents, officers, and employees from any claim, action, or proceeding against the County or its agents, officers, or employees to attack, set aside, void or annul this approval, which action is brought within the applicable time period of Government Code Section 65499.37 or any other applicable limitation period. The County shall promptly notify the subdivider of any claim, action or proceeding and the County shall cooperate fully in the defense. If the County fails to promptly notify the subdivider of any claim, action or proceeding, or if the County fails to cooperate fully

in the defense, the subdivider shall not, thereafter, be responsible to defend, indemnify, or hold harmless the County.

16. In the event that any claim, action, or proceeding as described in Condition No. 15 above is filed against the County, the subdivider shall within ten days of the filing pay Regional Planning an initial deposit of \$5,000, from which actual costs shall be billed and deducted for the purpose of defraying the expenses involved in Regional Planning's cooperation in the defense, including but not limited to, depositions, testimony, and other assistance to the subdivider or subdivider's counsel. The subdivider shall pay the following supplemental deposits, from which actual costs shall be billed and deducted:

- a. If during the litigation process, actual costs incurred reach 80 percent of the amount on deposit, the subdivider shall deposit additional funds sufficient to bring the balance up to the amount of the initial deposit. There is no limit to the number of supplemental deposits that may be required prior to completion of the litigation.
- b. At the sole discretion of the subdivider, the amount of an initial or supplemental deposit may exceed the minimum amounts defined herein.

The cost of the collection and duplication of records and other related documents will be paid by the subdivider according to County Code Section 2.170.010.

Except as modified herein above, this approval is subject to all those conditions set forth in the attached reports recommended by the Los Angeles County Subdivision Committee, which consists of Public Works, Fire Department, Department of Parks and Recreation and Department of Public Health, in addition to Regional Planning.

COUNTY OF LOS ANGELES
DEPARTMENT OF PUBLIC WORKS
LAND DEVELOPMENT DIVISION – SUBDIVISION
PARCEL MAP NO. 061753 (Rev.)

Page 1/2

TENTATIVE MAP DATED 08-08-2005

The following reports consisting of 9 pages are the recommendations of Public Works.

The subdivision shall conform to the design standards and policies of Public Works, in particular, but not limited to the following items:

1. Details and notes shown on the tentative map are not necessarily approved. Any details or notes which may be inconsistent with requirements of ordinances, general conditions of approval, or Department policies must be specifically approved in other conditions, or ordinance requirements are modified to those shown on the tentative map upon approval by the Advisory agency.
2. Easements are tentatively required, subject to review by the Director of Public Works to determine the final locations and requirements.
3. Easements shall not be granted or recorded within areas proposed to be granted, dedicated, or offered for dedication for public streets, highways, access rights, building restriction rights, or other easements until after the final map is filed with the Registrar-Recorder/County Clerk's Office. If easements are granted after the date of tentative approval, a subordination must be executed by the easement holder prior to the filing of the final map.
4. In lieu of establishing the final specific locations of structures on each lot/parcel at this time, the owner, at the time of issuance of a grading or building permit, agrees to develop the property in conformance with the County Code and other appropriate ordinances such as the Building Code, Plumbing Code, Grading Ordinance, Highway Permit Ordinance, Mechanical Code, Zoning Ordinance, Undergrounding of Utilities Ordinance, Water Ordinance, Sanitary Sewer and Industrial Waste Ordinance, Electrical Code, and Fire Code. Improvements and other requirements may be imposed pursuant to such codes and ordinances.
5. All easements existing at the time of final map approval must be accounted for on the approved tentative map. This includes the location, owner, purpose, and recording reference for all existing easements. If an easement is blanket or indeterminate in nature, a statement to that effect must be shown on the tentative map in lieu of its location. If all easements have not been accounted for, submit a corrected tentative map to the Department of Regional Planning for approval.
6. Adjust, relocate, and/or eliminate lot lines, lots, streets, easements, grading, geotechnical protective devices, and/or physical improvements to comply with ordinances, policies, and standards in effect at the date the County determined the application to be complete all to the satisfaction of Public Works.

COUNTY OF LOS ANGELES
DEPARTMENT OF PUBLIC WORKS
LAND DEVELOPMENT DIVISION – SUBDIVISION
PARCEL MAP NO. 061753 (Rev.)

TENTATIVE MAP DATED 08-08-2005

7. Label driveways and multiple access strips as "Private Driveway and Fire Lane" and delineate on the final map to the satisfaction of Public Works.
8. Remove the existing buildings prior to final map approval. Demolition permits are required from the Building and Safety office.
9. A final parcel map must be processed through the Director of Public Works prior to being filed with the Registrar-Recorder/County Clerk's Office.
10. Prior to submitting the parcel map to the Director of Public Works for examination pursuant to Section 66450 of the Government Code, obtain clearances from all affected Departments and Divisions, including a clearance from the Subdivision Mapping Section of the Land Development Division of Public Works for the following mapping items; mathematical accuracy; survey analysis; and correctness of certificates, signatures, etc.
11. If signatures of record title interests appear on the final map, a preliminary guarantee is needed. A final guarantee will be required. If said signatures do not appear on the final map, a title report/guarantee is needed showing all fee owners and interest holders and this account must remain open until the final parcel map is filed with the Registrar-Recorder/County Clerk's Office.
12. Within 30 days of the approval date of this land use entitlement or at the time of first plan check submittal, the applicant shall deposit the sum of \$2,000 (Minor Land Divisions) or \$5,000 (Major Land Divisions) with Public Works to defray the cost of verifying conditions of approval for the purpose of issuing final map clearances. This deposit will cover the actual cost of reviewing conditions of approval for Conditional Use Permits, Tentative Tract and Parcel Maps, Vesting Tentative Tract and Parcel Maps, Oak Tree Permits, Specific Plans, General Plan Amendments, Zone Changes, CEQA Mitigation Monitoring Programs and Regulatory Permits from State and Federal Agencies (Fish and Game, USF&W, Army Corps, RWQCB, etc.) as they relate to the various plan check activities and improvement plan designs. In addition, this deposit will be used to conduct site field reviews and attend meetings requested by the applicant and/or his agents for the purpose of resolving technical issues on condition compliance as they relate to improvement plan design, engineering studies, highway alignment studies and tract/parcel map boundary, title and easement issues. When 80% of the deposit is expended, the applicant will be required to provide additional funds to restore the initial deposit. Remaining balances in the deposit account will be refunded upon final map recordation.



COUNTY OF LOS ANGELES DEPARTMENT OF PUBLIC WORKS
LAND DEVELOPMENT DIVISION
SUBDIVISION PLAN CHECKING SECTION
DRAINAGE AND GRADING UNIT

PARCEL MAP NO. 061753

TENTATIVE MAP DATED 08/08/05

DRAINAGE CONDITIONS

1. Approval of this map pertaining to drainage is recommended.

=====

GRADING CONDITIONS:

1. Approval of this map pertaining to grading is recommended.

 Name CURTIS PAGE Date 09/28/2005 Phone (626) 458-4921

PARCEL MAP 61753
SUBDIVIDER Raymond Lee
ENGINEER Juan Munoz
GEOLOGIST _____
SOILS ENGINEER TK Engineering

TENTATIVE MAP DATED 8-8-05
LOCATION 01-18-05 1ST Rd
Pasadena
REPORT DATE _____
REPORT DATE 07-14-05. 07-08-05

[] TENTATIVE MAP FEASIBILITY IS RECOMMENDED FOR APPROVAL. PRIOR TO FILING THE FINAL LAND DIVISION MAP, THE FOLLOWING CONDITIONS MUST BE FULFILLED:

- [] The final map must be approved by the Geotechnical and Materials Engineering Division (GMED) to assure that all geotechnical factors have been properly evaluated.
- [] A grading plan must be geotechnically approved by the GMED. This grading plan must be based on a detailed engineering geology report and/or soils engineering report and show all recommendations submitted by them. It must also agree with the tentative map and conditions as approved by the Planning Commission. If the subdivision is to be recorded prior to the completion and acceptance of grading, corrective geologic bonds will be required.
- [] All geologic hazards associated with this proposed development must be eliminated,
or
delineate restricted use areas, approved by the consultant geologist and/or soils engineer, to the satisfaction of the Geology and Soils Sections, and dedicate to the County the right to prohibit the erection of buildings or other structures within the restricted use areas.
- [] A statement entitled: "Geotechnical Note(s), Potential Building Site: For grading and corrective work requirements for access and building areas for Lot(s) No(s). _____ refer to the Soils Report(s) by _____, dated _____."
- [] The Soils Engineering review dated _____ is attached.

☒ TENTATIVE MAP IS APPROVED FOR FEASIBILITY. THE FOLLOWING INFORMATION IS APPLICABLE TO THIS DIVISION OF LAND:

- ☐ This project may not qualify for a waiver of final map under section 21.48.140 of the Los Angeles County Title 21 Subdivision Code.
- ☒ The subdivider is advised that approval of this division of land is contingent upon the installation and use of a sewer system.
- ☒ Soils engineering reports may be required prior to approval of building or grading plans.
- ☐ Groundwater is less than 10 feet from the ground surface on lots _____
- ☒ The Soils Engineering review dated 8-31-05 is attached.

repared by


Robert O. Thomas

Reviewed by

[Handwritten signature]

Date 08-16-05

**COUNTY OF LOS ANGELES
DEPARTMENT OF PUBLIC WORKS
GEOTECHNICAL AND MATERIALS ENGINEERING DIVISION**

SOILS ENGINEERING REVIEW SHEET

Address: 900 S. Fremont Ave., Alhambra, CA 91803

Telephone: (626) 458-4925

Fax: (626) 458-4913

District Office 5.0

LX001129 &

Job Number GMTR

Sheet 1 of 1

Ungraded Site Lots

Tentative Parcel Map 61753

Location Sycamore Avenue, Pasadena

Developer/Owner Raymond Lee

Engineer/Architect Juan Munoz

Soils Engineer TK Engineering (05-184F)

Geologist -----

DISTRIBUTION:

☐ Grading/ Drainage
☐ Geo/Soils Central File
☐ District Engineer
☐ Geologist
☐ Soils Engineer
☐ Engineer/Architect

Review of:

Revised Tentative Parcel Map Dated By Regional Planning 8/5/05

Soils Engineering Reports Dated 7/14/05 and 7/8/05

Previous review sheet dated 2/16/05

ACTION:

Tentative Map feasibility is recommended for approval.



Prepared by _____

Gan Lem

Date 8/31/05

NOTICE: Public safety, relative to geotechnical subsurface exploration, shall be provided in accordance with current codes for excavations, inclusive of the Los Angeles County Code, Chapter 11.48, and the State of California, Title 8, Construction Safety Orders.
Gan:parcel-61753

TENTATIVE MAP DATED 08-08-2005

The subdivision shall conform to the design standards and policies of Public Works, in particular, but not limited to the following items:

1. Close any unused driveway with standard curb and gutter along the property frontage on Sycamore Avenue.
2. Re-construct any broken or damaged pavement on Sycamore Avenue along the property frontage on Sycamore Avenue to the satisfaction of Public Works.
3. Remove the existing curb and construct curb and gutter along the property frontage on Sycamore Avenue to the satisfaction of Public Works. The curb and gutter shall be aligned with the existing curb in the vicinity of the property lines.
4. Comply with the following street lighting requirements:
 - a. Provide street lights on concrete poles with underground wiring along the property frontage on Sycamore Avenue to the satisfaction of Public Works. Submit street lighting plans as soon as possible for review and approval to the Street Lighting Section of the Traffic and Lighting Division. For additional information, please contact the Street Lighting Section at (626) 300-4726.
 - b. The proposed development is within an existing Lighting District. For acceptance of street light transfer of billing, all street lights in the development, or the current phase of the development, must be constructed according to Public Works approved plans. The contractor shall submit one complete set of "as-built" plans. Provided the above conditions are met, all street lights in the development, or the current phase of the development, have been energized, and the developer has requested a transfer of billing at least by January 1 of the previous year, the Lighting District can assume responsibility for the operation and maintenance of the street lights by July 1 of any given year. The transfer of billing could be delayed one or more years if the above conditions are not met.
5. Plant street trees along the property frontage on Sycamore Avenue. Existing trees in dedicated right of way shall be removed and replaced if not acceptable as street trees.
6. Install postal delivery receptacles in groups to serve two or more residential units.

TENTATIVE MAP DATED 08-08-2005

7. Prior to final map approval, enter into an agreement with the County franchised cable TV operator (if an area is served) to permit the installation of cable in a common utility trench to the satisfaction of Public Works, or provide documentation that steps to provide cable TV to the proposed subdivision have been initiated to the satisfaction of Public Works.

Prepared by Sheila Niebla
Reviewed by Henry Wong *HW*
pm61753r-rev1.doc

Phone (626) 458-4915

Date 08-29-2005

COUNTY OF LOS ANGELES
DEPARTMENT OF PUBLIC WORKS
LAND DEVELOPMENT DIVISION - SEWER
PARCEL MAP NO. 061753 (Rev.)

Page 1/1

TENTATIVE MAP DATED 08-08-2005

The subdivision shall conform to the design standards and policies of Public Works, in particular, but not limited to the following items:

- Approved without conditions. There is existing sewer in the area.

HW

Prepared by Nathan Howells
pm61753s-rev1.doc

Phone (626) 458-4921

Date 10-03-2005

COUNTY OF LOS ANGELES
DEPARTMENT OF PUBLIC WORKS
LAND DEVELOPMENT DIVISION - WATER
PARCEL MAP NO. 061753 (Rev.)

Page 1/1

TENTATIVE MAP DATED 08-08-2005

The subdivision shall conform to the design standards and policies of Public Works, in particular, but not limited to the following items:

1. A water system maintained by the water purveyor, with appurtenant facilities to serve all buildings in the land division, must be provided. The system shall include fire hydrants of the type and location (both on-site and off-site) as determined by the Fire Department. The water mains shall be sized to accommodate the total domestic and fire flows.
2. There shall be filed with Public Works a statement from the water purveyor indicating that the water system will be operated by the purveyor, and that under normal conditions, the system will meet the requirements for the land division, and that water service will be provided to each building.
3. Easements shall be reserved on Parcel 3 in favor of Parcel 2, and on Parcel 4 in favor of Parcel 1 to the satisfaction of Public Works.

HW

Prepared by Juan M Sarda
pm61753w-rev1.doc

Phone (626) 458-7151

Date 10-03-2005



COUNTY OF LOS ANGELES
FIRE DEPARTMENT

5823 Rickenbacker Road
Commerce, California 90040

R.P.
(Ramon)

CONDITIONS OF APPROVAL FOR SUBDIVISION - UNINCORPORATED

Subdivision: PM061753 Map Date 8-AUGUST-05

C.U.P. _____ Map Grid 0121B

- ☐ **FIRE DEPARTMENT HOLD** on the tentative map shall remain until verification from the Los Angeles County Fire Dept. Planning Section is received, stating adequacy of service. Contact (323) 881-2404.
- ☒ Access shall comply with Title 21 (County of Los Angeles Subdivision Code) and Section 902 of the Fire Code, which requires all weather access. All weather access may require paving.
- ☒ Fire Department access shall be extended to within 150 feet distance of any exterior portion of all structures.
- ☐ Where driveways extend further than 150 feet and are of single access design, turnarounds suitable for fire protection equipment use shall be provided and shown on the final map. Turnarounds shall be designed, constructed and maintained to insure their integrity for Fire Department use. Where topography dictates, turnarounds shall be provided for driveways that extend over 150 feet in length.
- ☒ The private driveways shall be indicated on the final map as "Private Driveway and Firelane" with the widths clearly depicted. Driveways shall be maintained in accordance with the Fire Code.
- ☒ Vehicular access must be provided and maintained serviceable throughout construction to all required fire hydrants. All required fire hydrants shall be installed, tested and accepted prior to construction.
- ☐ This property is located within the area described by the Fire Department as "Very High Fire Hazard Severity Zone" (formerly Fire Zone 4). A "Fuel Modification Plan" shall be submitted and approved prior to final map clearance. (Contact: Fuel Modification Unit, Fire Station #32, 605 North Angeleno Avenue, Azusa, CA 91702-2904, Phone (626) 969-5205 for details).
- ☐ Provide Fire Department or City approved street signs and building access numbers prior to occupancy.
- ☐ Additional fire protection systems shall be installed in lieu of suitable access and/or fire protection water.
- ☐ The final concept map, which has been submitted to this department for review, has fulfilled the conditions of approval recommended by this department for access only.
- ☐ These conditions must be secured by a C.U.P. and/or Covenant and Agreement approved by the County of Los Angeles Fire Department prior to final map clearance.
- ☐ The Fire Department has no additional requirements for this division of land.

Comments: **THE FLAG LOT CONFIGURATION SHALL PROVIDE FOR 20' OF PAVEMENT TO SERVE LOTS 3 & 4. SAID DRIVEWAY SHALL BE INSTALLED PRIOR TO CONSTRUCTION.**

By Inspector: Janna Masi Date December 23, 2005

Land Development Unit – Fire Prevention Division – (323) 890-4243, Fax (323) 890-9783



COUNTY OF LOS ANGELES
FIRE DEPARTMENT

5823 Rickenbacker Road
Commerce, California 90040

WATER SYSTEM REQUIREMENTS - UNINCORPORATED

Subdivision No. PM061753 Tentative Map Date 8-AUGUST-05

Revised Report YES

- ☐ The County Forester and Fire Warden is prohibited from setting requirements for water mains, fire hydrants and fire flows as a condition of approval for this division of land as presently zoned and/or submitted. However, water requirements may be necessary at the time of building permit issuance.
- ☐ The required fire flow for public fire hydrants at this location is _____ gallons per minute at 20 psi for a duration of _____ hours, over and above maximum daily domestic demand. _____ Hydrant(s) flowing simultaneously may be used to achieve the required fire flow.
- ☐ The required fire flow for private on-site hydrants is _____ gallons per minute at 20 psi. Each private on-site hydrant must be capable of flowing _____ gallons per minute at 20 psi with two hydrants flowing simultaneously, one of which must be the furthest from the public water source.
- ☐ Fire hydrant requirements are as follows:
- Install _____ public fire hydrant(s). Verify / Upgrade existing _____ public fire hydrant(s).
- Install _____ private on-site fire hydrant(s).
- ☐ All hydrants shall measure 6"x 4"x 2-1/2" brass or bronze, conforming to current AWWA standard C503 or approved equal. All on-site hydrants shall be installed a minimum of 25' feet from a structure or protected by a two (2) hour rated firewall.
- ☐ Location: As per map on file with the office.
- ☐ Other location: _____
- ☐ All required fire hydrants shall be installed, tested and accepted or bonded for prior to Final Map approval. Vehicular access shall be provided and maintained serviceable throughout construction.
- ☐ The County of Los Angeles Fire Department is not setting requirements for water mains, fire hydrants and fire flows as a condition of approval for this division of land as presently zoned and/or submitted.
- ☐ Additional water system requirements will be required when this land is further subdivided and/or during the building permit process.
- ☒ Hydrants and fire flows are adequate to meet current Fire Department requirements.
- ☐ Upgrade not necessary, if existing hydrant(s) meet(s) fire flow requirements. Submit original water availability form to our office.

Comments: Per East Pasadena Water Co., fire flow is adequate.

All hydrants shall be installed in conformance with Title 20, County of Los Angeles Government Code and County of Los Angeles Fire Code, or appropriate city regulations. This shall include minimum six-inch diameter mains. Arrangements to meet these requirements must be made with the water purveyor serving the area.

By Inspector Janna Masi Date December 23, 2005

Land Development Unit – Fire Prevention Division – (323) 890-4243, Fax (323) 890-9783



LOS ANGELES COUNTY
DEPARTMENT OF PARKS AND RECREATION



PARK OBLIGATION REPORT

Tentative Map # 61753

DRP Map Date: 08/08/2005

SCM Date: / /

Report Date: 09/28/2005

Park Planning Area # 42

WEST SAN GABRIEL VALLEY

Map Type: REV. (REV RECD)

Total Units = Proposed Units + Exempt Units

Sections 21.24.340, 21.24.350, 21.28.120, 21.28.130, and 21.28.140, the County of Los Angeles Code, Title 21, Subdivision Ordinance provide that the County will determine whether the development's park obligation is to be met by:

- 1) the dedication of land for public or private park purpose or,
- 2) the payment of in-lieu fees or,
- 3) the provision of amenities or any combination of the above.

The specific determination of how the park obligation will be satisfied will be based on the conditions of approval by the advisory agency as recommended by the Department of Parks and Recreation.

Park land obligation in acres or in-lieu fees:

ACRES:	0.04
IN-LIEU FEES:	\$14,472

Conditions of the map approval:

The park obligation for this development will be met by:

The payment of \$14,472 in-lieu fees.

Trails:

No trails.

Contact Patrocenia T. Sobrepeña, Departmental Facilities Planner I, Department of Parks and Recreation, 510 South Vermont Avenue, Los Angeles, California, 90020 at (213) 351-5120 for further information or an appointment to make an in-lieu fee payment.

For information on Hiking and Equestrian Trail requirements contact Trail Coordinator at (213) 351-5135.

By: James Barber
James Barber, Advanced Planning Section Head

Supv D 5th
September 27, 2005 08:42:28
QMB02F.FRX



**LOS ANGELES COUNTY
DEPARTMENT OF PARKS AND RECREATION**



PARK OBLIGATION WORKSHEET

Tentative Map # **61753**

DRP Map Date: **08/08/2005**

SMC Date: / /

Report Date: **09/28/2005**

Park Planning Area # **42**

WEST SAN GABRIEL VALLEY

Map Type: **REV. (REV RECD)**

The formula for calculating the acreage obligation and or in-lieu fee is as follows:

$$(P) \text{ people} \times (0.003) \text{ Goal} \times (U) \text{ nits} = (X) \text{ acres obligation}$$

$$(X) \text{ acres obligation} \times \text{RLV/Acre} = \text{In-Lieu Base Fee}$$

Where: P =

Estimate of number of People per dwelling unit according to the type of dwelling unit as determined by the 2000 U.S. Census*. Assume * people for detached single-family residences; Assume * people for attached single-family (townhouse) residences, two-family residences, and apartment houses containing fewer than five dwelling units; Assume * people for apartment houses containing five or more dwelling units; Assume * people for mobile homes.

Goal = The subdivision ordinance allows for the goal of 3.0 acres of park land for each 1,000 people generated by the development. This goal is calculated as "0.0030" in the formula.

U = Total approved number of Dwelling Units.

X = Local park space obligation expressed in terms of acres.

RLV/Acre = Representative Land Value per Acre by Park Planning Area.

Total Units = Proposed Units + Exempt Units

	People*	Goal 3.0 Acres / 1000 People	Number of Units	Acre Obligation
Detached S.F. Units	2.98	0.0030	4	0.04
M.F. < 5 Units	3.23	0.0030	0	0.00
M.F. >= 5 Units	2.40	0.0030	0	0.00
Mobile Units	2.35	0.0030	0	0.00
Exempt Units			0	
Total Acre Obligation =				0.04

Park Planning Area = **42 WEST SAN GABRIEL VALLEY**

Goal	Acre Obligation	RLV / Acre	In-Lieu Base Fee
@(0.0030)	0.04	\$361,811	\$14,472

Lot #	Provided Space	Provided Acres	Credit (%)	Acre Credit	Land
None					
Total Provided Acre Credit:				0.00	

Acre Obligation	Public Land Crdt.	Priv. Land Crdt.	Net Obligation	RLV / Acre	In-Lieu Fee Due
0.04	0.00	0.00	0.04	\$361,811	\$14,472



COUNTY OF LOS ANGELES
DEPARTMENT OF HEALTH SERVICES
Public Health

BRUCE A. CHERNOF, M.D.
Acting Director and Chief Medical Officer

FRED LEAF
CHIEF OPERATING OFFICER

JONATHAN E. FIELDING, M.D., M.P.H.
Director of Public Health and Health Officer

Environmental Health
ARTURO AGUIRRE, Director

Bureau of Environmental Protection
Mountain & Rural/Water, Sewage & Subdivision Program
5050 Commerce Drive, Baldwin Park, CA 91706-1423
TEL (626)430-5380 · FAX (626)813-3016
www.lapublichealth.org/eh/progs/envirp.htm



BOARD OF SUPERVISORS

Gloria Molina
First District

Yvonne Brathwaite Burke
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Third District

Don Knabe
Fourth District

Michael D. Antonovich
Fifth District

February 14, 2006

RFS No. 05-0022115

Parcel Map No. 061753

Vicinity: Arcadia

Addendum Letter to Tentative Parcel Map Date: August 8, 2005 (1st Revision)

The Los Angeles County Department of Health Services' approval for **Vesting Tentative Parcel Map 061753** is contingent upon the following conditions:

1. Potable water will be supplied by the **East Pasadena Water Company**, a public water system, which guarantees water connection and service to all parcels. The "will serve" letter from the water company has been received and approved.
2. Sewage disposal will be provided through the public sewer and wastewater treatment facilities of the **Los Angeles County Sanitation District** as proposed.

If you have any questions or need additional information, please contact me at (626) 430-5380.

Respectfully,

Becky Valenti, E.H.S. IV

Mountain and Rural/Water, Sewage, and Subdivision Program



Los Angeles County Department of Regional Planning
320 West Temple Street, Los Angeles, California 90012
Telephone (213) 974-6433

VESTING TENTATIVE PARCEL MAP NO. 061753
CSD MODIFICATION CASE NO. 200600001-(5)

CONTINUE TO

AGENDA ITEM
10a & 10b

PUBLIC HEARING DATE
July 11, 2006

APPLICANT Raymond K. Lee	OWNER Raymond K. Lee and Amy S. Lee, et al.	REPRESENTATIVE Juan F. Munoz
------------------------------------	-------------------------------------------------------	----------------------------------------

REQUEST
Vesting Tentative Parcel Map: To create four single-family parcels on 0.74 acres (gross).
CSD Modification: Modification to the East Pasadena-San Gabriel Community Standards District to allow modification of the minimum street frontage from 60 feet to 30 feet for two parcels in a flag lot design.

LOCATION/ADDRESS 3901 Sycamore Avenue		ZONED DISTRICT East Pasadena	
ACCESS Sycamore Avenue between Casitas Avenue and Michillinda Avenue		COMMUNITY East Pasadena	
		EXISTING ZONING R-1 (Single Family Residence - 5,000 Square Foot Minimum Required Lot Area)	
SIZE Gross: 0.74 Ac. Net: 0.56 Ac.	EXISTING LAND USE Unimproved	SHAPE Rectangular	TOPOGRAPHY Flat

SURROUNDING LAND USES & ZONING

North: Single-Family Residences /R-1	East: Single-Family Residences/R-1
South: Single-Family Residences/R-1	West: Single-Family Residences/R-1

GENERAL PLAN	DESIGNATION	MAXIMUM DENSITY	CONSISTENCY
Los Angeles Countywide General Plan	"1" Low Density Residential	Four	Yes

ENVIRONMENTAL STATUS

Negative Declaration

DESCRIPTION OF SITE PLAN

Tentative parcel map number 061753 depicts a four-lot subdivision (parcels one through four) on the subject 0.74-acre (32,234 gross square feet) property located on Harriet Street west of Michillinda Avenue. Parcel Nos. 1 and 2 will be 5,700 square feet in size. Parcel Nos. 3 and 4 will both be 8,062 square feet in size. Parcel Nos. 1 and 2 will have 60 feet of frontage. Parcel Nos. 3 and 4 are flag lots with 30 feet of combined access. The project site is currently unimproved. No grading is proposed on the project site.

KEY ISSUES

- The site is currently unimproved.
- The applicant is requesting modification of the minimum street frontage from 60 feet to 30 feet for two parcels in a flag lot design.
(If more space is required, use opposite side)

TO BE COMPLETED ONLY ON CASES TO BE HEARD BY THE BOARD OF SUPERVISORS

STAFF CONTACT PERSON		
RPC HEARING DATE (S)	RPC ACTION DATE	RPC RECOMMENDATION
MEMBERS VOTING AYE	MEMBERS VOTING NO	MEMBERS ABSTAINING
STAFF RECOMMENDATION (PRIOR TO HEARING)		
SPEAKERS*	PETITIONS	LETTERS
(O) (F)	(O) (F)	(O) (F)

*(O) = Opponents (F) = In Favor

APPROVED

TENT PM 061753

COMMITTEE RECOMMENDATION (Subject to revision based on public hearing)

☒ APPROVAL☐ DENIAL☐ No improvements _____ 20 Acre Lots _____ 10 Acre Lots _____ 2½ Acre Lots _____ Sect 191.2☒ Street improvements _____ Paving _____ X Curbs and Gutters _____ Street LightsX Street Trees _____ Inverted Shoulder _____ X Sidewalks _____ Off Site Paving _____ ft.☐ Water Mains and Hydrants☐ Drainage Facilities☒ Sewer ☐ Septic Tanks ☐ Other _____☒ Park Dedication "In-Lieu Fee"

SPECIAL INDIVIDUAL DEPARTMENT CONCERNS

Engineer

Road

Flood

Forester & Fire Warden

Parks & Rec.

Health

Planning – The property is located in the East Pasadena-San Gabriel CSD.

ISSUES AND ANALYSIS

The applicant is requesting a modification to the East Pasadena-San Gabriel Community Standards District to allow modification of the minimum street frontage from 60 feet to 30 feet for two parcels in a flag lot design.

Prepared by: Ramon Cordova

**VESTING TENTATIVE PARCEL MAP NO. 061753
CSD MODIFICATION 200600001-(5)**

**STAFF ANALYSIS
FOR JULY 11, 2006 HEARING OFFICER PUBLIC HEARING**

PROJECT OVERVIEW

Raymond Lee, the applicant, proposes to create four single-family parcels on 0.56 acres (net) 0.74 acres (gross) in the R-1 (Single Family Residence-5,000 Square Feet Minimum Required Lot Area) zone. The subject property is currently unimproved.

The applicant is requesting a modification to the East Pasadena – San Gabriel Community Standards District (“CSD”) for modification of the minimum street frontage from 60 feet to 30 feet for two parcels in a flag lot design.

DESCRIPTION OF PROJECT PROPERTY

Location: The property is located at 3901 Sycamore Avenue in the East Pasadena Zoned District.

Physical Features: The rectangularly-shaped subject property is approximately 0.74 gross acres (0.56 net acres) in size with level topography.

Access: Access to the site is provided from Sycamore Avenue, a 66- foot -wide dedicated street.

ENTITLEMENTS REQUESTED

Vesting Tentative Parcel Map: The applicant requests approval of Vesting Tentative Parcel Map No. 061753 to create four single-family parcels.

CSD Modification: The applicant requests a Community Standards District Modification to the East Pasadena – San Gabriel CSD to allow modifications of the minimum street frontage from 60 feet to 30 feet for two parcels in a flag lot design.

EXISTING ZONING

The project site is zoned R-1 (Single Family Residence - 5,000 Square Feet Minimum Required Lot Area). Surrounding properties are also zoned R -1.

EXISTING LAND USES

The project site is currently unimproved. The property is surrounded by scattered single-family residences. Vacant properties and multiple residences also surround the subject property. The City of Arcadia lies to the east.

PREVIOUS CASE/ZONING HISTORY

Tentative Parcel Map No. 21676 was approved on January 9, 1990. This approval allowed the subdivision of four single-family parcels under the current zoning; this proposal encompassed the entire subject property. The tentative parcel map expired on January 9, 1993 before final recordation.

The current R-1 zoning on the subject property became effective on August 10, 1931 following the adoption of Ordinance Number 1959 which established the East Pasadena Zoned District.

GENERAL PLAN CONSISTENCY

The subject property is depicted within the Low Density Residential category on the Land Use Policy Map of the Los Angeles Countywide General Plan ("General Plan"). This category of the General Plan identifies areas particularly suitable for single-family detached housing units and is intended to maintain the character of existing low density residential neighborhoods with densities up to six units per gross acre. The applicant's proposal to create four parcels, approximately five dwelling units per acre, is consistent with the density allowed under the land use category.

Additional applicable General Plan policies and goals include:

Land use and urban development pattern

- Promote the efficient use of land through a more concentrated pattern of urban development, including the focusing of new urban growth into areas of suitable land.
- Promote compatible, environmentally sensitive development of by-passed vacant land in urban areas.

Housing and Community Development

- Promote a balanced mix of dwelling unit types to meet present and future needs, with emphasis on family owned and moderate density dwelling units (twinhomes, townhouses and garden condominiums at garden apartment densities).
- Promote the provision of an adequate supply of housing by location, type and price.

The following goals of the Land Use Element apply to the proposed subdivision:

- Coordination with Public Services: To provide for land use arrangements that take full advantage of existing public service and facility capacities.
- Quality Neighborhoods: To maintain and enhance the quality of existing residential neighborhoods.
- Coordination with Transportation: To coordinate land use with existing and proposed transportation networks.

PROJECT DESCRIPTION

The vesting tentative parcel map dated August 8, 2005, depicts a four-lot subdivision on the 0.74 acre (gross) subject property. The project site is currently unimproved. The proposed development will be served by Sycamore Avenue to the south. The net area of each parcel is as follows: Parcel Nos. 1 and 2 have 5,700 square feet each and Parcel Nos. 3 and 4 are 6,637 square feet each. Parcel Nos. 1 and 2 each have 60 feet of frontage on Sycamore Avenue. Parcel Nos. 3 and 4 are flag lots with a combined total of 30 feet of access from Sycamore Avenue.

EAST PASADENA -SAN GABRIEL CSD

Pursuant to Section 22.44.135 of the Los Angeles County Code, the applicant must meet all applicable development standards of the CSD. At the time of future development, the residences will be subject to plot plan review and must meet the development standards of the CSD and County Code. These include the following CSD provisions which are applicable to the project:

- Minimum front yard depth shall be the average depth of front yards on the same side of the street on the same block.
- Side yard setback of 10% of the average width of the lot, which would be six feet for Parcel Nos. 1 and 2, Parcel Nos. 3 and 4 are flag lots and will be required to have a uniform distance of 10 feet from all lot lines excluding the access strip.
- Rear yard setback of 25 feet for all lots with square footage less than 13,000. Parcel Nos. 1 and 2 are each 5,700 square feet and Parcel Nos. 3 and 4 are each 6,637 square feet (net).
- The proposed project must comply with minimum of 50% front yard softscape landscaping.
- Total lot coverage allowed is $.25 \times (\text{net area}) + 1,000$ square feet = 2,425 square feet for Parcel Nos. 1 and 2. Parcel Nos. 3 and 4 are 2,659 square feet each.

The following CSD Modifications are requested for the project:

- Modification of the minimum street frontage from 60 feet to 30 feet for two parcels in a flag lot design.

The applicant has submitted a Burden of Proof, which is attached.

ENVIRONMENTAL DOCUMENTATION

On June 7, 2004, The Department of Regional Planning Impact Analysis Section completed its review of the Initial Study and other data. The analysis found that the project will have less than significant or no impact that would result in a significant change in the pattern, scale or character of the community. The proposed project has been assessed with a Negative Declaration as based on the Initial Study, it has been determined that the project will not have a significant effect on the environment.

LEGAL NOTIFICATION

On June 7, 2006, 330 hearing notices regarding this proposal were mailed to all property owners as identified on the current assessor's record within 1,000 feet of the subject property.

The public hearing notice was published in the Pasadena Star News and La Opinion newspapers on June 9, 2006 and June 11, 2006, respectively. Project materials, including a vesting tentative parcel map, land-use map, draft conditions and environmental documents, were sent to the Pasadena Public Library, Lamanda Park Branch at 140 South Altadena Drive on June 7, 2006. Public hearing materials were posted on the Department of Regional Planning website. A hearing notice was posted on the project site by the applicant on June 10, 2006.

CORRESPONDENCE RECEIVED

To date, staff has received one letter and one phone call in opposition to the project's density. The opposition also had concerns related to the flag lot design being inconsistent with community character, and compliance with the East Pasadena - San Gabriel CSD standards.

STAFF EVALUATION

The proposed four single – family parcels subdivision is in conformance with the area requirements of the R-1 zone, and the East Pasadena – San Gabriel CSD as modified. The subject property is surrounded by compatible uses and has access to a County maintained street. All required public services and necessary infrastructure will be provided for the proposed subdivision.

The modification procedure within the CSD was established to enable the Hearing Officer to act upon any application for a modification of CSD when development standards in conjunction with an application for discretionary reviews. In acting upon any application, the Hearing Officer shall consider the principles and standards set in Section 22.56.090 of the County Code, and the unique characteristics of the neighborhood in which the site is located. Approval or denial of a modification shall not establish precedent for approval or denial of other modification to CSD standards.

The applicant is requesting modifications of the minimum street frontage from 60 feet to 30 feet for two parcels in a flag lot design. The CSD requires a minimum street frontage of 60 feet for all lots or parcels that have less than 13,000 square feet area and the project provides a 30 feet for two parcels in a flag lot design.

Although Section 21.32.195 of the County Code requires one tree in the front yard of each residential lot, as four dwellings units are proposed on the multi-family lot, staff recommends requiring four trees to be planted in the front yard.

STAFF RECOMMENDATION

The following recommendation is subject to change based on oral testimony or documentary evidence submitted during the public hearing process.

Staff recommends that the Hearing Officer adopt the Negative Declaration and approve Vesting Tentative Parcel Map No. 061753 and CSD Modification No. 200600001-(5), subject to the attached recommended conditions of the Los Angeles County Subdivision Committee.

Attachments:

- Factual
- T.G. page
- GIS Net
- Recommended Conditions
- Tentative Parcel Map No. 061753 dated 8/8/2005
- Environmental Documentation
- Applicant's Statement
- Site Photos

SMT : REC
7/2/06

LETTER OF TRANSMITTAL

Juan F. Munoz
4754 Cleland Avenue
Los Angeles, Ca.90065
Ph. 323-257-1858

November 7, 2005

Department of Regional Planning
James Hartl, AICP
Director of Planning
Attention Mr. Ramon Cordova
Planning Assistant II
RE: PM 061753

Dear Mr. Cordova:

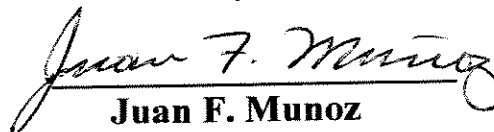
In response to our last telephone conversation and E- Mail dated 10/27/05 regarding the above tentative map I'm hereby enclosing the "Burden of Proof letter" and 35 copies of the revised application.

We're hopeful this would satisfy items 3, 4, and 5 as requested in your E-mail . The owner is handling the "fire flow verification " and "will serve letter" from water co. for health dept.

If you need any additional information and or/ documentation please don't hesitate to contact me at your earliest convenience.

We would like to thank you for all your help and assistance in this project.

Sincerely


Juan F. Munoz

ORIGINAL

Burden of Proof
Request for Modification of Standards
Tentative Parcel Map No. 061753

3961 Sycamore Avenue.
East Pasadena San Gabriel Community Standard District
County of Los Angeles, State of California

Los Angeles County Zoning Ordinance Section 22.44.135 authorizes the Director of Planning to consider responses for modification of standards in the East Pasadena San Gabriel Community Standards District if there is no current application requiring a public hearing. Notification is required to property owners within 200 feet of the subject property and to the home owners' Association whose boundary includes the subject property. If at least three written request for a public hearing are received from the public and /or the burden of proof is not met, the application shall be denied. The applicant may request a public hearing with submittal of the additional hearing fee. If there is a concurrent application requiring a public hearing; only this form and items listed below are required with the \$750.00 fee; the modification request and related permit, land division, etc., will be considered.

Modification Request and Burden of Proof:

1. Specify each modification requested.

1. Modification for section 22.52.040 minimum average lot width to less than (60) feet width average.
2. Modification to section 21.24.300 to less than required (60) feet width required per CSD.
3. Modification for section 21.24.320 to allow (15) feet in width on two flag lots.

2. What topographic features, lot design or other conditions justify the modification?

The subject property is a flat rectangular shaped vacant parcel of land which is zoned R1 General County Low Density Residential

The units have been arranged around common driveways with vehicle access to Sycamore Avenue. These arrangements are proposed with the intention that each flag lot owner will have a suitable private driveway directly accessible to their units while at the same time maximizing the land use. Set backs are at 10% of lot width to conform with requested CSD modification.

3. Are other properties enjoying modifications similar to what you propose.? If so list address, relevant setback, floor area etc.

Surrounding properties are fully improved. 6 surrounding properties within a two hundred feet radius have been modified and approved as "flag" lots. (Please refer to Exhibit "A")

EXHIBIT "A"

3906 Sycamore Avenue
Pasadena Ca. 91107-4918
"Flag Lot"
APN 5755-015-025

3842 Mountain View Avenue
Pasadena Ca 91107-4903
"Flag" Lot
APN 5755-016-030

3926 Mountain View Avenue
Pasadena Ca 91107-4905
"Flag" Lot
APN 5755-016-058

3860 Sycamore Avenue
Pasadena, Ca 91107-4916
"Flag" Lot
APN 5755-015-027

3856 Mountain View Avenue
Pasadena Ca 91107-4903
"Flag" Lot
APN 5755-016-057

3928 Mountain View Avenue
Pasadena Ca 91107-4905
"Flag" Lot
APN 5755-016-059

**DEPARTMENT OF REGIONAL PLANNING
VESTING TENTATIVE PARCEL MAP NO. 061753**

MAP DATE: 8-8-05

CONDITIONS:

1. Conform to the applicable requirements of Title 22 of the Los Angeles County Code ("County Code"), the area requirements of the R-1 zone, and East Pasadena – San Gabriel Community Standards District ("CSD") except as otherwise modified by CSD Modification Case No. 200600001-(5).
2. In conjunction with CSD Case No. 200600001-(5), this grant authorizes the subdivision of four single-family parcels as depicted on the approved tentative map, dated August 8, 2005.
3. Show Sycamore Avenue as a dedicated street on the final map.
4. Provide at least 50 feet of street frontage on Parcel Nos. 1 and 2.
5. Parcel Nos. 3 and 4 are approved as flag lots. Each flag lot shall have a fee access strip of at least 10 feet in width on multiple access.
6. Reserve reciprocal easements for ingress and egress over the common driveway to benefit Parcel Nos. 3 and 4 served. Submit a copy of the draft document to be reviewed prior to recordation by the Los Angeles County Department of Regional Planning ("Regional Planning") prior to final map approval.
7. Construct or bond with the Los Angeles County Department of Public Works ("Public Works") for driveway paving in widths as shown on the approved tentative map, dated August 8, 2005, to the satisfaction of Regional Planning and the Los Angeles County Fire Department ("Fire Department").
8. Label any driveway required to be a fire lane by the Fire Department as a "Private Driveway and Fire Lane" on the final map or on a plat to be recorded by separate instrument concurrently with the recordation of the final parcel map.
9. Post any driveway required to be a fire lane by the Fire Department "No Parking-Fire Lane" and provide for continued enforcement through a Maintenance Agreement to be recorded on the property. Submit a copy of the draft document to be reviewed prior to recordation to Regional Planning prior to final map approval.

10. Provide for the maintenance of any driveway required to be a fire lane by the Fire Department through a covenant to be recorded on the property. Submit a copy of the draft document to be reviewed prior to recordation to Regional Planning prior to final map approval.
11. A final parcel map is required for this land division. A parcel map waiver is not allowed.
12. The subdivider or the current owner shall plant at least four trees within the front yard of the residential lot. The location and the species of the trees may be incorporated into a site plan or landscape plan to be approved by the Director of Regional Planning and the Los Angeles County Forester and Fire Warden. Prior to final map approval, a bond shall be posted with Public Works or other verification shall be submitted to the satisfaction of Regional Planning to ensure the planting of the required trees.
13. Within five (5) days of the tentative map approval date, remit processing fees payable to the County of Los Angeles in connection with the filing and posting of a Notice of Determination in compliance with Section 21152 of the Public Resources Code. The project is *de minimus* in its effect on fish and wildlife and a \$25 processing fee must be paid to the Los Angeles County Clerk to accompany the Certificate of Fee Exemption pursuant to Section 711.4 of the Fish and Game Code. No land use project subject to this requirement is final, vested or operative until the fee is paid.
14. The subdivider shall defend, indemnify and hold harmless the County, its agents, officers, and employees from any claim, action, or proceeding against the County or its agents, officers, or employees to attack, set aside, void or annul this approval, which action is brought within the applicable time period of Government Code Section 65499.37 or any other applicable limitation period. The County shall promptly notify the subdivider of any claim, action or proceeding and the County shall cooperate fully in the defense. If the County fails to promptly notify the subdivider of any claim, action or proceeding, or if the County fails to cooperate fully in the defense, the subdivider shall not, thereafter, be responsible to defend, indemnify, or hold harmless the County.
15. In the event that any claim, action, or proceeding as described in Condition No. 14 above is filed against the County, the subdivider shall within ten days of the filing pay Regional Planning an initial deposit of \$5,000, from which actual costs shall be billed and deducted for the purpose of defraying the expenses involved in Regional

Planning's cooperation in the defense, including but not limited to, depositions, testimony, and other assistance to the subdivider or subdivider's counsel. The subdivider shall pay the following supplemental deposits, from which actual costs shall be billed and deducted:

- a. If during the litigation process, actual costs incurred reach 80 percent of the amount on deposit, the subdivider shall deposit additional funds sufficient to bring the balance up to the amount of the initial deposit. There is no limit to the number of supplemental deposits that may be required prior to completion of the litigation.
- b. At the sole discretion of the subdivider, the amount of an initial or supplemental deposit may exceed the minimum amounts defined herein.

The cost of the collection and duplication of records and other related documents will be paid by the subdivider according to County Code Section 2.170.010.

Except as modified herein above, this approval is subject to all those conditions set forth in the attached reports recommended by the Los Angeles County Subdivision Committee, which consists of Public Works, Fire Department, Department of Parks and Recreation and Department of Health Services, in addition to Regional Planning.

**DEPARTMENT OF REGIONAL PLANNING
CSD MODIFICATION CASE NO. 200600001-(5)**

MAP DATE: 8-8-05

CONDITIONS:

1. In conjunction with Vesting Tentative Parcel Map No. 061753, this grant authorizes the modification of the minimum street frontage from 60 feet to 30 feet for two parcels in a flag lot design within the East Pasadena – San Gabriel Community Standards District ("CSD"), as depicted on the tentative map, dated August 8, 2005, subject to all of the following conditions of approval. The subject property shall comply with all other requirements of the CSD.
2. Unless otherwise apparent from the context, the term "permittee" shall include the applicant and any other person, corporation, or other entity making use of this grant.
3. This grant shall not be effective for any purpose until the permittee, and the owner of the subject property if other than the permittee, have filed at the office of the Los Angeles County Department of Regional Planning ("Regional Planning") their affidavit stating that they are aware of, and agree to accept, all of the conditions of this grant.
4. The permittee shall defend, indemnify and hold harmless the County of Los Angeles ("County"), its agents, officers, and employees from any claim, action, or proceeding against the County or its agents, officers, or employees to attack, set aside, void or annul this permit approval, which action is brought within the applicable time period of Government Code Section 65009. The County shall notify the permittee of any claim, action, or proceeding and the County shall reasonably cooperate in the defense.
5. In the event that any claim, action, or proceeding as described above is filed against the County, the permittee shall within ten days of the filing pay Regional Planning an initial deposit of \$5,000, from which actual costs shall be billed and deducted for the purpose of defraying the expenses involved in the department's cooperation in the defense, including but not limited to, depositions, testimony, and other assistance to permittee or permittee's counsel. The permittee shall also pay the following supplemental deposits, from which actual costs shall be billed and deducted:

- a. If during the litigation process, actual costs incurred reach 80 percent

The cost for collection and duplication of records and other related documents will be paid by the permittee according to Los Angeles County Code ("County Code") Section 2.170.010.

6. In the event that Vesting Tentative Parcel Map No. 061753 should expire without the recordation of a final map, this grant shall terminate upon the expiration of the tentative map. Entitlements to the use of the property thereafter shall be subject to the regulations then in effect.
7. It is further declared and made a condition of this grant that if any condition hereof is violated, or if any law, statute, or ordinance is violated, the grant shall be suspended and the privileges granted shall lapse; provided that the property owner has been given written notice of such violation and has failed to correct the violations for a period of thirty (30) days.
8. All requirements of the County Code and of the specific zoning of the subject property must be complied with unless specifically modified by this grant, as set forth in these conditions or shown on the approved plans.
9. This CSD modification allows the modification of the minimum street frontage from 60 feet to 30 feet for two parcels in a flag lot design. The permittee shall be in compliance with all other CSD development standards.
10. A plot plan review for any new development on the subject property shall be required to ensure conformance with CSD requirements prior to the issuance of any building permit.

COUNTY OF LOS ANGELES
DEPARTMENT OF PUBLIC WORKS
LAND DEVELOPMENT DIVISION – SUBDIVISION
PARCEL MAP NO. 061753 (Rev.)

Page 1/2

TENTATIVE MAP DATED 08-08-2005

The following reports consisting of 9 pages are the recommendations of Public Works.

The subdivision shall conform to the design standards and policies of Public Works, in particular, but not limited to the following items:

1. Details and notes shown on the tentative map are not necessarily approved. Any details or notes which may be inconsistent with requirements of ordinances, general conditions of approval, or Department policies must be specifically approved in other conditions, or ordinance requirements are modified to those shown on the tentative map upon approval by the Advisory agency.
2. Easements are tentatively required, subject to review by the Director of Public Works to determine the final locations and requirements.
3. Easements shall not be granted or recorded within areas proposed to be granted, dedicated, or offered for dedication for public streets, highways, access rights, building restriction rights, or other easements until after the final map is filed with the Registrar-Recorder/County Clerk's Office. If easements are granted after the date of tentative approval, a subordination must be executed by the easement holder prior to the filing of the final map.
4. In lieu of establishing the final specific locations of structures on each lot/parcel at this time, the owner, at the time of issuance of a grading or building permit, agrees to develop the property in conformance with the County Code and other appropriate ordinances such as the Building Code, Plumbing Code, Grading Ordinance, Highway Permit Ordinance, Mechanical Code, Zoning Ordinance, Undergrounding of Utilities Ordinance, Water Ordinance, Sanitary Sewer and Industrial Waste Ordinance, Electrical Code, and Fire Code. Improvements and other requirements may be imposed pursuant to such codes and ordinances.
5. All easements existing at the time of final map approval must be accounted for on the approved tentative map. This includes the location, owner, purpose, and recording reference for all existing easements. If an easement is blanket or indeterminate in nature, a statement to that effect must be shown on the tentative map in lieu of its location. If all easements have not been accounted for, submit a corrected tentative map to the Department of Regional Planning for approval.
6. Adjust, relocate, and/or eliminate lot lines, lots, streets, easements, grading, geotechnical protective devices, and/or physical improvements to comply with ordinances, policies, and standards in effect at the date the County determined the application to be complete all to the satisfaction of Public Works.

COUNTY OF LOS ANGELES
DEPARTMENT OF PUBLIC WORKS
LAND DEVELOPMENT DIVISION – SUBDIVISION
PARCEL MAP NO. 061753 (Rev.)

TENTATIVE MAP DATED 08-08-2005

7. Label driveways and multiple access strips as "Private Driveway and Fire Lane" and delineate on the final map to the satisfaction of Public Works.
8. Remove the existing buildings prior to final map approval. Demolition permits are required from the Building and Safety office.
9. A final parcel map must be processed through the Director of Public Works prior to being filed with the Registrar-Recorder/County Clerk's Office.
10. Prior to submitting the parcel map to the Director of Public Works for examination pursuant to Section 66450 of the Government Code, obtain clearances from all affected Departments and Divisions, including a clearance from the Subdivision Mapping Section of the Land Development Division of Public Works for the following mapping items; mathematical accuracy; survey analysis; and correctness of certificates, signatures, etc.
11. If signatures of record title interests appear on the final map, a preliminary guarantee is needed. A final guarantee will be required. If said signatures do not appear on the final map, a title report/guarantee is needed showing all fee owners and interest holders and this account must remain open until the final parcel map is filed with the Registrar-Recorder/County Clerk's Office.
12. Within 30 days of the approval date of this land use entitlement or at the time of first plan check submittal, the applicant shall deposit the sum of \$2,000 (Minor Land Divisions) or \$5,000 (Major Land Divisions) with Public Works to defray the cost of verifying conditions of approval for the purpose of issuing final map clearances. This deposit will cover the actual cost of reviewing conditions of approval for Conditional Use Permits, Tentative Tract and Parcel Maps, Vesting Tentative Tract and Parcel Maps, Oak Tree Permits, Specific Plans, General Plan Amendments, Zone Changes, CEQA Mitigation Monitoring Programs and Regulatory Permits from State and Federal Agencies (Fish and Game, USF&W, Army Corps, RWQCB, etc.) as they relate to the various plan check activities and improvement plan designs. In addition, this deposit will be used to conduct site field reviews and attend meetings requested by the applicant and/or his agents for the purpose of resolving technical issues on condition compliance as they relate to improvement plan design, engineering studies, highway alignment studies and tract/parcel map boundary, title and easement issues. When 80% of the deposit is expended, the applicant will be required to provide additional funds to restore the initial deposit. Remaining balances in the deposit account will be refunded upon final map recordation.



COUNTY OF LOS ANGELES DEPARTMENT OF PUBLIC WORKS
LAND DEVELOPMENT DIVISION
SUBDIVISION PLAN CHECKING SECTION
DRAINAGE AND GRADING UNIT

PARCEL MAP NO. 061753

TENTATIVE MAP DATED 08/08/05

DRAINAGE CONDITIONS

1. Approval of this map pertaining to drainage is recommended.

=====

GRADING CONDITIONS:

1. Approval of this map pertaining to grading is recommended.

 Name CURTIS PAGE Date 09/28/2005 Phone (626) 458-4921

**County of Los Angeles Department of Public Works
GEOTECHNICAL AND MATERIALS ENGINEERING DIVISION
GEOLOGIC REVIEW SHEET
900 So. Fremont Ave., Alhambra, CA 91803
TEL. (626) 458-4925**

DISTRIBUTION
 _____ Geologist
 _____ Soils Engineer
 1 GMED File
 1 Subdivision

PARCEL MAP 61753
 SUBDIVIDER Raymond Lee
 ENGINEER Juan Munoz
 GEOLOGIST _____
 SOILS ENGINEER TK Engineering

TENTATIVE MAP DATED 8-8-05
 LOCATION Pasadena
 REPORT DATE _____
 REPORT DATE 07-14-05, 07-08-05

[] TENTATIVE MAP FEASIBILITY IS RECOMMENDED FOR APPROVAL. PRIOR TO FILING THE FINAL LAND DIVISION MAP, THE FOLLOWING CONDITIONS MUST BE FULFILLED:

- [] The final map must be approved by the Geotechnical and Materials Engineering Division (GMED) to assure that all geotechnical factors have been properly evaluated.
- [] A grading plan must be geotechnically approved by the GMED. This grading plan must be based on a detailed engineering geology report and/or soils engineering report and show all recommendations submitted by them. It must also agree with the tentative map and conditions as approved by the Planning Commission. If the subdivision is to be recorded prior to the completion and acceptance of grading, corrective geologic bonds will be required.
- [] All geologic hazards associated with this proposed development must be eliminated,
 or
 delineate restricted use areas, approved by the consultant geologist and/or soils engineer, to the satisfaction of the Geology and Soils Sections, and dedicate to the County the right to prohibit the erection of buildings or other structures within the restricted use areas.
- [] A statement entitled: "Geotechnical Note(s), Potential Building Site: For grading and corrective work requirements for access and building areas for Lot(s) No(s). _____ refer to the Soils Report(s) by _____, dated _____."
- [] The Soils Engineering review dated _____ is attached.

X] TENTATIVE MAP IS APPROVED FOR FEASIBILITY. THE FOLLOWING INFORMATION IS APPLICABLE TO THIS DIVISION OF LAND:

- [] This project may not qualify for a waiver of final map under section 21.48.140 of the Los Angeles County Title 21 Subdivision Code.
- [X] The subdivider is advised that approval of this division of land is contingent upon the installation and use of a sewer system.
- [X] Soils engineering reports may be required prior to approval of building or grading plans.
- [] Groundwater is less than 10 feet from the ground surface on lots _____
- [X] The Soils Engineering review dated 8-31-05 is attached.

prepared by Robert O. Thomas Reviewed by [Signature] Date 08-16-05

**COUNTY OF LOS ANGELES
DEPARTMENT OF PUBLIC WORKS
GEOTECHNICAL AND MATERIALS ENGINEERING DIVISION**

SOILS ENGINEERING REVIEW SHEET

Address: 900 S. Fremont Ave., Alhambra, CA 91803

Telephone: (626) 458-4925

Fax: (626) 458-4913

District Office 5.0

Job Number LX001129 &

Sheet 1 of 1 GMTR

Ungraded Site Lots

Tentative Parcel Map 61753

Location Sycamore Avenue, Pasadena

Developer/Owner Raymond Lee

Engineer/Architect Juan Munoz

Soils Engineer TK Engineering (05-184F)

Geologist

DISTRIBUTION:

 Grading/ Drainage

 Geo/Soils Central File

 District Engineer

 Geologist

 Soils Engineer

 Engineer/Architect

Review of:

Revised Tentative Parcel Map Dated By Regional Planning 8/5/05

Soils Engineering Reports Dated 7/14/05 and 7/8/05

Previous review sheet dated 2/16/05

ACTION:

Tentative Map feasibility is recommended for approval.

Prepared by _____



Gan Lem

Date 8/31/05

NOTICE: Public safety, relative to geotechnical subsurface exploration, shall be provided in accordance with current codes for excavations, inclusive of the Los Angeles County Code, Chapter 11.48, and the State of California, Title 8, Construction Safety Orders.

Gan:parcel-61753

The subdivision shall conform to the design standards and policies of Public Works, in particular, but not limited to the following items:

1. Close any unused driveway with standard curb and gutter along the property frontage on Sycamore Avenue.
2. Re-construct any broken or damaged pavement on Sycamore Avenue along the property frontage on Sycamore Avenue to the satisfaction of Public Works.
3. Remove the existing curb and construct curb and gutter along the property frontage on Sycamore Avenue to the satisfaction of Public Works. The curb and gutter shall be aligned with the existing curb in the vicinity of the property lines.
4. Comply with the following street lighting requirements:
 - a. Provide street lights on concrete poles with underground wiring along the property frontage on Sycamore Avenue to the satisfaction of Public Works. Submit street lighting plans as soon as possible for review and approval to the Street Lighting Section of the Traffic and Lighting Division. For additional information, please contact the Street Lighting Section at (626) 300-4726.
 - b. The proposed development is within an existing Lighting District. For acceptance of street light transfer of billing, all street lights in the development, or the current phase of the development, must be constructed according to Public Works approved plans. The contractor shall submit one complete set of "as-built" plans. Provided the above conditions are met, all street lights in the development, or the current phase of the development, have been energized, and the developer has requested a transfer of billing at least by January 1 of the previous year, the Lighting District can assume responsibility for the operation and maintenance of the street lights by July 1 of any given year. The transfer of billing could be delayed one or more years if the above conditions are not met.
5. Plant street trees along the property frontage on Sycamore Avenue. Existing trees in dedicated right of way shall be removed and replaced if not acceptable as street trees.
6. Install postal delivery receptacles in groups to serve two or more residential units.

7. Prior to final map approval, enter into an agreement with the County franchised cable TV operator (if an area is served) to permit the installation of cable in a common utility trench to the satisfaction of Public Works, or provide documentation that steps to provide cable TV to the proposed subdivision have been initiated to the satisfaction of Public Works.

Prepared by Sheila Niebla
Reviewed by Henry Wong *+HW*
pm61753r-rev1.doc

Phone (626) 458-4915

Date 08-29-2005

COUNTY OF LOS ANGELES
DEPARTMENT OF PUBLIC WORKS
LAND DEVELOPMENT DIVISION - SEWER
PARCEL MAP NO. 061753 (Rev.)

Page 1/1

TENTATIVE MAP DATED 08-08-2005

The subdivision shall conform to the design standards and policies of Public Works, in particular, but not limited to the following items:

- Approved without conditions. There is existing sewer in the area.

HW

Prepared by Nathan Howells
pm61753s-rev1.doc

Phone (626) 458-4921

Date 10-03-2005

COUNTY OF LOS ANGELES
DEPARTMENT OF PUBLIC WORKS
LAND DEVELOPMENT DIVISION - WATER
PARCEL MAP NO. 061753 (Rev.)

Page 1/1

TENTATIVE MAP DATED 08-08-2005

The subdivision shall conform to the design standards and policies of Public Works, in particular, but not limited to the following items:

1. A water system maintained by the water purveyor, with appurtenant facilities to serve all buildings in the land division, must be provided. The system shall include fire hydrants of the type and location (both on-site and off-site) as determined by the Fire Department. The water mains shall be sized to accommodate the total domestic and fire flows.
2. There shall be filed with Public Works a statement from the water purveyor indicating that the water system will be operated by the purveyor, and that under normal conditions, the system will meet the requirements for the land division, and that water service will be provided to each building.
3. Easements shall be reserved on Parcel 3 in favor of Parcel 2, and on Parcel 4 in favor of Parcel 1 to the satisfaction of Public Works.

HW

Prepared by Juan M Sarda
pm61753w-rev1.doc

Phone (626) 458-7151

Date 10-03-2005



COUNTY OF LOS ANGELES
FIRE DEPARTMENT

5823 Rickenbacker Road
Commerce, California 90040

R.P.
(Ramon)

CONDITIONS OF APPROVAL FOR SUBDIVISION - UNINCORPORATED

Subdivision: PM061753 Map Date 8-AUGUST-05

C.U.P. _____ Map Grid 0121B

- ☐ FIRE DEPARTMENT HOLD on the tentative map shall remain until verification from the Los Angeles County Fire Dept. Planning Section is received, stating adequacy of service. Contact (323) 881-2404.
- ☒ Access shall comply with Title 21 (County of Los Angeles Subdivision Code) and Section 902 of the Fire Code, which requires all weather access. All weather access may require paving.
- ☒ Fire Department access shall be extended to within 150 feet distance of any exterior portion of all structures.
- ☐ Where driveways extend further than 150 feet and are of single access design, turnarounds suitable for fire protection equipment use shall be provided and shown on the final map. Turnarounds shall be designed, constructed and maintained to insure their integrity for Fire Department use. Where topography dictates, turnarounds shall be provided for driveways that extend over 150 feet in length.
- ☒ The private driveways shall be indicated on the final map as "Private Driveway and Firelane" with the widths clearly depicted. Driveways shall be maintained in accordance with the Fire Code.
- ☒ Vehicular access must be provided and maintained serviceable throughout construction to all required fire hydrants. All required fire hydrants shall be installed, tested and accepted prior to construction.
- ☐ This property is located within the area described by the Fire Department as "Very High Fire Hazard Severity Zone" (formerly Fire Zone 4). A "Fuel Modification Plan" shall be submitted and approved prior to final map clearance. (Contact: Fuel Modification Unit, Fire Station #32, 605 North Angeleno Avenue, Azusa, CA 91702-2904, Phone (626) 969-5205 for details).
- ☐ Provide Fire Department or City approved street signs and building access numbers prior to occupancy.
- ☐ Additional fire protection systems shall be installed in lieu of suitable access and/or fire protection water.
- ☐ The final concept map, which has been submitted to this department for review, has fulfilled the conditions of approval recommended by this department for access only.
- ☐ These conditions must be secured by a C.U.P. and/or Covenant and Agreement approved by the County of Los Angeles Fire Department prior to final map clearance.
- ☐ The Fire Department has no additional requirements for this division of land.

Comments: THE FLAG LOT CONFIGURATION SHALL PROVIDE FOR 20' OF PAVEMENT TO SERVE LOTS 3 & 4. SAID DRIVEWAY SHALL BE INSTALLED PRIOR TO CONSTRUCTION.

By Inspector: Anna Masi Date December 23, 2005

Land Development Unit - Fire Prevention Division - (323) 890-4243, Fax (323) 890-9783



COUNTY OF LOS ANGELES

FIRE DEPARTMENT

5823 Rickenbacker Road
Commerce, California 90040

WATER SYSTEM REQUIREMENTS - UNINCORPORATED

Subdivision No. PM061753 Tentative Map Date 8-AUGUST-05

Revised Report YES

- ☐ The County Forester and Fire Warden is prohibited from setting requirements for water mains, fire hydrants and fire flows as a condition of approval for this division of land as presently zoned and/or submitted. However, water requirements may be necessary at the time of building permit issuance.
- ☐ The required fire flow for public fire hydrants at this location is _____ gallons per minute at 20 psi for a duration of _____ hours, over and above maximum daily domestic demand. _____ Hydrant(s) flowing simultaneously may be used to achieve the required fire flow.
- ☐ The required fire flow for private on-site hydrants is _____ gallons per minute at 20 psi. Each private on-site hydrant must be capable of flowing _____ gallons per minute at 20 psi with two hydrants flowing simultaneously, one of which must be the furthest from the public water source.
- ☐ Fire hydrant requirements are as follows:
- Install _____ public fire hydrant(s). Verify / Upgrade existing _____ public fire hydrant(s).
- Install _____ private on-site fire hydrant(s).
- ☐ All hydrants shall measure 6"x 4"x 2-1/2" brass or bronze, conforming to current AWWA standard C503 or approved equal. All on-site hydrants shall be installed a minimum of 25' feet from a structure or protected by a two (2) hour rated firewall.
- ☐ Location: As per map on file with the office.
- ☐ Other location: _____
- ☐ All required fire hydrants shall be installed, tested and accepted or bonded for prior to Final Map approval. Vehicular access shall be provided and maintained serviceable throughout construction.
- ☐ The County of Los Angeles Fire Department is not setting requirements for water mains, fire hydrants and fire flows as a condition of approval for this division of land as presently zoned and/or submitted.
- ☐ Additional water system requirements will be required when this land is further subdivided and/or during the building permit process.
- ☒ Hydrants and fire flows are adequate to meet current Fire Department requirements.
- ☐ Upgrade not necessary, if existing hydrant(s) meet(s) fire flow requirements. Submit original water availability form to our office.

Comments: Per East Pasadena Water Co., fire flow is adequate.

All hydrants shall be installed in conformance with Title 20, County of Los Angeles Government Code and County of Los Angeles Fire Code, or appropriate city regulations. This shall include minimum six-inch diameter mains. Arrangements to meet these requirements must be made with the water purveyor serving the area.

By Inspector Janna Masi Date December 23, 2005

Land Development Unit – Fire Prevention Division – (323) 890-4243, Fax (323) 890-9783



LOS ANGELES COUNTY
DEPARTMENT OF PARKS AND RECREATION
PARK OBLIGATION REPORT



Tentative Map # 61753 DRP Map Date: 08/08/2005 SCM Date: / / Report Date: 09/28/2005
Park Planning Area # 42 WEST SAN GABRIEL VALLEY Map Type: REV. (REV RECD)

Total Units = Proposed Units + Exempt Units

Sections 21.24.340, 21.24.350, 21.28.120, 21.28.130, and 21.28.140, the County of Los Angeles Code, Title 21, Subdivision Ordinance provide that the County will determine whether the development's park obligation is to be met by:

- 1) the dedication of land for public or private park purpose or,
- 2) the payment of in-lieu fees or,
- 3) the provision of amenities or any combination of the above.

The specific determination of how the park obligation will be satisfied will be based on the conditions of approval by the advisory agency as recommended by the Department of Parks and Recreation.

Park land obligation in acres or in-lieu fees:

ACRES:	0.04
IN-LIEU FEES:	\$14,472

Conditions of the map approval:

The park obligation for this development will be met by:

The payment of \$14,472 in-lieu fees.

Trails:

No trails.

Contact Patrocenia T. Sobrepeña, Departmental Facilities Planner I, Department of Parks and Recreation, 510 South Vermont Avenue, Los Angeles, California, 90020 at (213) 351-5120 for further information or an appointment to make an in-lieu fee payment.

For information on Hiking and Equestrian Trail requirements contact Trail Coordinator at (213) 351-5135.

By:


James Barber, Advanced Planning Section Head

Supv D 5th
September 27, 2005 08:42:28
QMB02F.FRX



**LOS ANGELES COUNTY
DEPARTMENT OF PARKS AND RECREATION**



PARK OBLIGATION WORKSHEET

Tentative Map # 61753	DRP Map Date: 08/08/2005	SMC Date: / /	Report Date: 09/28/2005
Park Planning Area # 42	WEST SAN GABRIEL VALLEY		Map Type: REV. (REV RECD)

The formula for calculating the acreage obligation and or in-lieu fee is as follows:

$$(P)\text{people} \times (0.003) \text{ Goal} \times (U)\text{units} = (X) \text{ acres obligation}$$

$$(X) \text{ acres obligation} \times \text{RLV/Acre} = \text{In-Lieu Base Fee}$$

Where: P = Estimate of number of People per dwelling unit according to the type of dwelling unit as determined by the 2000 U.S. Census*. Assume * people for detached single-family residences; Assume * people for attached single-family (townhouse) residences, two-family residences, and apartment houses containing fewer than five dwelling units; Assume * people for apartment houses containing five or more dwelling units; Assume * people for mobile homes.

Goal = The subdivision ordinance allows for the goal of 3.0 acres of park land for each 1,000 people generated by the development. This goal is calculated as "0.0030" in the formula.

U = Total approved number of Dwelling Units.

X = Local park space obligation expressed in terms of acres.

RLV/Acre = Representative Land Value per Acre by Park Planning Area.

Total Units 4 = Proposed Units 4 + Exempt Units 0

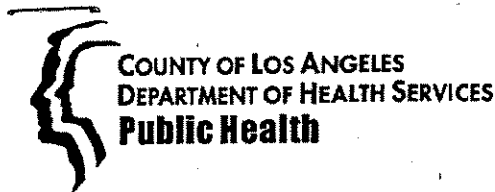
	People*	Goal 3.0 Acres / 1000 People	Number of Units	Acre Obligation
Detached S.F. Units	2.98	0.0030	4	0.04
M.F. < 5 Units	3.23	0.0030	0	0.00
M.F. >= 5 Units	2.40	0.0030	0	0.00
Mobile Units	2.35	0.0030	0	0.00
Exempt Units			0	
Total Acre Obligation =				0.04

Park Planning Area = 42 WEST SAN GABRIEL VALLEY

Goal	Acre Obligation	RLV / Acre	In-Lieu Base Fee
@(0.0030)	0.04	\$361,811	\$14,472

Lot #	Provided Space	Provided Acres	Credit (%)	Acre Credit	Land
None					
Total Provided Acre Credit:				0.00	

Acre Obligation	Public Land Crdt.	Priv. Land Crdt.	Net Obligation	RLV / Acre	In-Lieu Fee Due
0.04	0.00	0.00	0.04	\$361,811	\$14,472



BRUCE A. CHERNOF, M.D.
Acting Director and Chief Medical Officer

FRED LEAF
CHIEF OPERATING OFFICER

JONATHAN E. FIELDING, M.D., M.P.H.
Director of Public Health and Health Officer

Environmental Health
ARTURO AGUIRRE, Director

Bureau of Environmental Protection
Mountain & Rural/Water, Sewage & Subdivision Program
5050 Commerce Drive, Baldwin Park, CA 91706-1423
TEL (626)430-5380 · FAX (626)813-3016
www.lapublichealth.org/eh/progs/envirp.htm

BOARD OF SUPERVISORS

Gloria Molina
First District

Yvonne Brathwaite Burke
Second District

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Third District

Don Knabe
Fourth District

Michael D. Antonovich
Fifth District

February 14, 2006

RFS No. 05-0022115

Parcel Map No. 061753

Vicinity: Arcadia

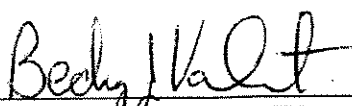
Addendum Letter to Tentative Parcel Map Date: August 8, 2005 (1st Revision)

The Los Angeles County Department of Health Services' approval for **Vesting Tentative Parcel Map 061753** is contingent upon the following conditions:

1. Potable water will be supplied by the **East Pasadena Water Company**, a public water system, which guarantees water connection and service to all parcels. The "will serve" letter from the water company has been received and approved.
2. Sewage disposal will be provided through the public sewer and wastewater treatment facilities of the **Los Angeles County Sanitation District** as proposed.

If you have any questions or need additional information, please contact me at (626) 430-5380.

Respectfully,



Becky Valeri, E.H.S. IV
Mountain and Rural/Water, Sewage, and Subdivision Program

STAFF USE ONLY

PROJECT NUMBER: PM061753

CASES: RENV200500013



******* INITIAL STUDY *******
COUNTY OF LOS ANGELES

DEPARTMENT OF REGIONAL PLANNING

GENERAL INFORMATION

I.A. Map Date:	<u>9/3/04</u>	Staff Member:	<u>Daniel Fierros</u>
Thomas Guide:	<u>566 H5</u>	USGS Quad:	<u>Mt. Wilson</u>
Location:	<u>3901 Sycamore Ave, Pasadena Ca 91107</u>		
Description of Project:	<u>The proposed project is a request for a Tentative Tract Map to subdivide two adjoining parcels for the construction of four (4) single family detached homes with attached 2 and 3 car garages. Each two story single family detached home will be approximately 5,000 sq. ft. A 30 ft.wide Interior private driveway/fire lane will be constructed with a single point of ingress/egress onto Sycamore Avenue for the two (2) proposed rear flag lots. The two parcels fronting Sycamore will be constructed with separate ingress/egress driveways onto Sycamore Avenue. No guest parking will be provided on site. The proposed project will not require any grading. This project is within the East Pasadena CSD and is requesting modification of the street frontage width for the rear flag lots.</u>		
Gross Area:	<u>27,525 Sq. Ft.</u>		
Environmental Setting:	<u>The project site is located on Sycamore Avenue approximately 1/2 mile south of the 210 freeway and approximately 1,300 ft east of Rosemead Blvd and 3/4 of a mile north of Huntington Dr, within the unincorporated community of East Pasadena-East San Gabriel. Surrounding land uses consist of Single Family and multi family residences. The site is vacant with several trees along the parcel boundaries. There are no oak Trees present on-site.</u>		
Zoning:	<u>R-1 Single Family Residential Zone.</u>		
General Plan:	<u>Category 1 Low Density Residential (1 to 6- du/ac).</u>		
Community/Area Wide Plan	<u>East Pasadena-East San Gabriel</u>		

Major projects in area:

Project Number	Description	Status
88602 PM20614	(TN) 1 C lot on 0.63 Ac in C2 &CPD	Unknown- no action since 1989
87317	Granny Unit	11/20/1987 Approved
00-189	Oak Tree Removal	12/12/2001 Approved
90197 PM21888	(TN) 2 sf lots on 0.2984 Ac in R1	4/22/1992 Recorded

NOTE: For EIRs, above projects are not sufficient for cumulative analysis.

REVIEWING AGENCIES

Responsible Agencies

- ☒ None
- ☐ Regional Water Quality Control Board
- ☐ Los Angeles Region
- ☐ Lahontan Region
- ☐ Coastal Commission
- ☐ Army Corps of Engineers
- ☐ _____

Trustee Agencies

- ☒ None
- ☐ State Fish and Game
- ☐ State Parks
- ☐ _____
- ☐ _____

Special Reviewing Agencies

- ☐ None
- ☐ Santa Monica Mountains Conservancy
- ☐ National Parks
- ☐ National Forest
- ☐ Edwards Air Force Base
- ☐ Resource Conservation District of the Santa Monica Mtns.

- ☒ City of Arcadia
- ☐ _____
- ☐ _____
- ☐ _____
- ☐ _____
- ☐ _____
- ☐ _____
- ☐ _____

Regional Significance

- ☒ None
- ☐ SCAG Criteria
- ☐ Air Quality
- ☐ Water Resources
- ☐ Santa Monica Mtns Area
- ☐ _____

County Reviewing Agencies

- ☒ Subdivision Committee
- ☐ DPW: _____
- ☐ Health Services: _____
- ☐ _____
- ☐ _____

IMPACT ANALYSIS MATRIX

		ANALYSIS SUMMARY (See individual pages for details)			
CATEGORY	FACTOR	Pg	Less than Significant Impact/No Impact		
			Less than Significant Impact with Project Mitigation		Potentially Significant Impact
					Potential Concern
HAZARDS	1. Geotechnical	5	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	2. Flood	6	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	3. Fire	7	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	4. Noise	8	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
RESOURCES	1. Water Quality	9	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	2. Air Quality	10	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	3. Biota	11	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	4. Cultural Resources	12	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	5. Mineral Resources	13	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	6. Agriculture Resources	14	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	7. Visual Qualities	15	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
SERVICES	1. Traffic/Access	16	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	2. Sewage Disposal	17	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	3. Education	18	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	4. Fire/Sheriff	19	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	5. Utilities	20	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
OTHER	1. General	21	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	2. Environmental Safety	22	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	3. Land Use	23	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	4. Pop./Hous./Emp./Rec.	24	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Mandatory Findings	25	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

DEVELOPMENT MONITORING SYSTEM (DMS)

As required by the Los Angeles County General Plan, DMS shall be employed in the Initial Study phase of the environmental review procedure as prescribed by state law.

1. Development Policy Map Designation: 1-Low Density Residential

2. ☒ Yes ☐ No Is the project located in the Antelope Valley, East San Gabriel Valley, Malibu/Santa Monica Mountains or Santa Clarita Valley planning area?

3. ☐ Yes ☒ No Is the project at urban density and located within, or proposes a plan amendment to, an urban expansion designation?

If both of the above questions are answered "yes", the project is subject to a County DMS analysis.

☐ Check if DMS printout generated (attached)

Date of printout: _____

☐ Check if DMS overview worksheet completed (attached)

*EIRs and/or staff reports shall utilize the most current DMS information available.

Environmental Finding:

FINAL DETERMINATION: On the basis of this Initial Study, the Department of Regional Planning finds that this project qualifies for the following environmental document:

- ☒ NEGATIVE DECLARATION, in as much as the proposed project will not have a significant effect on the environment.

An Initial Study was prepared on this project in compliance with the State CEQA Guidelines and the environmental reporting procedures of the County of Los Angeles. It was determined that this project will not exceed the established threshold criteria for any environmental/service factor and, as a result, will not have a significant effect on the physical environment.

- ☐ MITIGATED NEGATIVE DECLARATION, inasmuch as the changes required for the project will reduce impacts to insignificant levels (see attached discussion and/or conditions).

An Initial Study was prepared on this project in compliance with the State CEQA Guidelines and the environmental reporting procedures of the County of Los Angeles. It was originally determined that the proposed project may exceed established threshold criteria. The applicant has agreed to modification of the project so that it can now be determined that the project will not have a significant effect on the physical environment. The modification to mitigate this impact(s) is identified on the Project Changes/Conditions Form included as part of this Initial Study.

- ☐ ENVIRONMENTAL IMPACT REPORT*, inasmuch as there is substantial evidence that the project may have a significant impact due to factors listed above as "significant."

- ☐ At least one factor has been adequately analyzed in an earlier document pursuant to legal standards, and has been addressed by mitigation measures based on the earlier analysis as described on the attached sheets (see attached Form DRP/IA 101). The EIR is required to analyze only the factors not previously addressed.

Reviewed by: [Signature] Date: 6/30/05

Approved by: [Signature] Date: 5 JULY 2005

- ☒ This proposed project is exempt from Fish and Game CEQA filing fees. There is no substantial evidence that the proposed project will have potential for an adverse effect on wildlife or the habitat upon which the wildlife depends. (Fish & Game Code 753.5).

- ☐ Determination appealed--see attached sheet.

*NOTE: Findings for Environmental Impact Reports will be prepared as a separate document following the public hearing on the project.

HAZARDS - 1. Geotechnical

SETTING/IMPACTS

Yes No Maybe
a. ☒ ☐ ☐

Is the project site located in an active or potentially active fault zone, Seismic Hazards Zone, or Alquist-Priolo Earthquake Fault Zone?

State of California Seismic Hazard Zone - Mt. Wilson; Approx 1/2 mile north from the Raymond Fault and approx. 3 miles south of the Sierra Madre Fault (SM-C)

b. ☐ ☒ ☐

Is the project site located in an area containing a major landslide(s)?

State of California Seismic Hazard Zone - Mt. Wilson;

c. ☐ ☒ ☐

Is the project site located in an area having high slope instability?

d. ☒ ☐ ☐

Is the project site subject to high subsidence, high groundwater level, liquefaction, or hydrocompaction?

State of California Seismic Hazard Zone - Mt. Wilson; Liquefaction

e. ☐ ☒ ☐

Is the proposed project considered a sensitive use (school, hospital, public assembly site) located in close proximity to a significant geotechnical hazard?

f. ☐ ☒ ☐

Will the project entail substantial grading and/or alteration of topography including slopes of more than 25%?

g. ☐ ☒ ☐

Would the project be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial risks to life or property?

h. ☐ ☐ ☐

Other factors? _____

STANDARD CODE REQUIREMENTS

☐ Building Ordinance No. 2225 C Sections 308B, 309, 310 and 311 and Chapters 29 and 70.

☐ MITIGATION MEASURES / ☒ OTHER CONSIDERATIONS

☐ Lot Size

☐ Project Design

☒ Approval of Geotechnical Report by DPW

Comply with SCM recommendation from Public Works

CONCLUSION

Considering the above information, could the project have a significant impact (individually or cumulatively) on, or be impacted by, geotechnical factors?

☐ Potentially significant ☐ Less than significant with project mitigation ☒ Less than significant/No impact

HAZARDS - 2. Flood

SETTING/IMPACTS

- Yes No Maybe
- a. ☐ ☒ ☐ Is a major drainage course, as identified on USGS quad sheets by a dashed line, located on the project site?
USGS quadrangle (Mt. Wilson)
- b. ☐ ☒ ☐ Is the project site located within or does it contain a floodway, floodplain, or designated flood hazard zone?
DRP Flood & Inundations Hazards
- c. ☐ ☒ ☐ Is the project site located in or subject to high mudflow conditions?
DRP Flood & Inundations Hazards
- d. ☐ ☒ ☐ Could the project contribute or be subject to high erosion and debris deposition from run off?

- e. ☐ ☒ ☐ Would the project substantially alter the existing drainage pattern of the site or area?

- f. ☐ ☐ ☐ Other factors (e.g., dam failure)? _____

STANDARD CODE REQUIREMENTS

- ☒ Building Ordinance No. 2225 C Section 308A ☐ Ordinance No. 12,114 (Floodways)
☒ Approval of Drainage Concept by DPW

☐ MITIGATION MEASURES / ☐ OTHER CONSIDERATIONS

- ☐ Lot Size ☐ Project Design

Comply with SCM recommendation from Public Works

CONCLUSION

Considering the above information, could the project have a significant impact (individually or cumulatively) on, or be impacted by **flood (hydrological)** factors?

- ☐ Potentially significant ☐ Less than significant with project mitigation ☒ Less than significant/No impact

HAZARDS - 3. Fire

SETTING/IMPACTS

- Yes No Maybe
- a. ☐ ☒ ☐ Is the project site located in a Very High Fire Hazard Severity Zone (Fire Zone 4)?
LA County wild land and urban fire hazards Map: 1 mile west from "Additional Area of High Fire Hazard"
- b. ☐ ☒ ☐ Is the project site in a high fire hazard area and served by inadequate access due to lengths, widths, surface materials, turnarounds or grade?

- c. ☐ ☒ ☐ Does the project site have more than 75 dwelling units on a single access in a high fire hazard area? Project consist of 4 single family dwelling units
- d. ☐ ☒ ☐ Is the project site located in an area having inadequate water and pressure to meet fire flow standards? _____
- e. ☐ ☒ ☐ Is the project site located in close proximity to potential dangerous fire hazard conditions/uses (such as refineries, flammables, explosives manufacturing)?
1 mile west from "Additional Area of High Fire Hazard"
- f. ☐ ☒ ☐ Does the proposed use constitute a potentially dangerous fire hazard?

- g. ☐ ☐ ☐ Other factors? _____

STANDARD CODE REQUIREMENTS

☒ Water Ordinance No. 7834 ☒ Fire Ordinance No. 2947 ☒ Fire Regulation No. 8

☐ Fuel Modification/Landscape Plan

☐ MITIGATION MEASURES / ☒ OTHER CONSIDERATIONS

☐ Project Design

☐ Compatible Use

Comply with forthcoming Subdivision Committee requirements from Fire Department.

CONCLUSION

Considering the above information, could the project have a significant impact (individually or cumulatively) on, or be impacted by fire hazard factors?

☐ Potentially significant ☐ Less than significant with project mitigation ☒ Less than significant/No impact

HAZARDS - 4. Noise

SETTING/IMPACTS

- Yes No Maybe
- a. ☐ ☒ ☐ Is the project site located near a high noise source (airports, railroads, freeways, industry)?
Approximately 1/2 of a mile s. of the 210 Freeway Also from street traffic on Rosemead Blvd.
- b. ☐ ☒ ☐ Is the proposed use considered sensitive (school, hospital, senior citizen facility) or are there other sensitive uses in close proximity?
The Thomas Guide
- c. ☐ ☒ ☐ Could the project substantially increase ambient noise levels including those associated with special equipment (such as amplified sound systems) or parking areas associated with the project?

- d. ☐ ☐ ☒ Would the project result in a substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels without the project?
During construction
- e. ☐ ☐ ☐ Other factors? _____

STANDARD CODE REQUIREMENTS

- ☒ Noise Ordinance No. 11,778 ☒ Building Ordinance No. 2225--Chapter 35

☐ MITIGATION MEASURES / ☒ OTHER CONSIDERATIONS

- ☐ Lot Size ☐ Project Design ☐ Compatible Use
- _____

CONCLUSION

Considering the above information, could the project have a significant impact (individually or cumulatively) on, or be adversely impacted by **noise**?

- ☐ Potentially significant ☐ Less than significant with project mitigation ☒ Less than significant/No impact

RESOURCES - 1. Water Quality

SETTING/IMPACTS

- Yes No Maybe
- a. ☐ ☒ ☐ Is the project site located in an area having known water quality problems and proposing the use of individual water wells?
- Domestic water service
- b. ☐ ☒ ☐ Will the proposed project require the use of a private sewage disposal system?
- ☐ ☐ ☐ If the answer is yes, is the project site located in an area having known septic tank limitations due to high groundwater or other geotechnical limitations or is the project proposing on-site systems located in close proximity to a drainage course?
- c. ☐ ☒ ☐ Could the project's associated construction activities significantly impact the quality of groundwater and/or storm water runoff to the storm water conveyance system and/or receiving water bodies?
- d. ☐ ☒ ☐ Could the project's post-development activities potentially degrade the quality of storm water runoff and/or could post-development non-storm water discharges contribute potential pollutants to the storm water conveyance system and/or receiving bodies?
- e. ☐ ☐ ☐ Other factors? _____

STANDARD CODE REQUIREMENTS

- ☐ Industrial Waste Permit ☐ Health Code Ordinance No. 7583, Chapter 5
- ☐ Plumbing Code Ordinance No. 2269 ☐ NPDES Permit Compliance (DPW)
- ☐ MITIGATION MEASURES / ☐ OTHER CONSIDERATIONS
- ☐ Lot Size ☐ Project Design

CONCLUSION

Considering the above information, could the project have a significant impact (individually or cumulatively) on, or be impacted by, **water quality** problems?

- ☐ Potentially significant ☐ Less than significant with project mitigation ☒ Less than significant/No impact

RESOURCES - 2. Air Quality

SETTING/IMPACTS

Yes No Maybe
a. ☐ ☒ ☐

Will the proposed project exceed the State's criteria for regional significance (generally (a) 500 dwelling units for residential uses or (b) 40 gross acres, 650,000 square feet of floor area or 1,000 employees for nonresidential uses)?

b. ☐ ☒ ☐

Is the proposal considered a sensitive use (schools, hospitals, parks) and located near a freeway or heavy industrial use?

Residential Project

c. ☐ ☒ ☐

Will the project increase local emissions to a significant extent due to increased traffic congestion or use of a parking structure, or exceed AQMD thresholds of potential significance?

4 single family homes

d. ☐ ☒ ☐

Will the project generate or is the site in close proximity to sources which create obnoxious odors, dust, and/or hazardous emissions?

e. ☐ ☒ ☐

Would the project conflict with or obstruct implementation of the applicable air quality plan?

f. ☐ ☒ ☐

Would the project violate any air quality standard or contribute substantially to an existing or projected air quality violation?

g. ☐ ☒ ☐

Would the project result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)?

h. ☐ ☐ ☐

Other factors: _____

STANDARD CODE REQUIREMENTS

☐ Health and Safety Code Section 40506

☐ MITIGATION MEASURES / ☐ OTHER CONSIDERATIONS

☐ Project Design

☐ Air Quality Report

CONCLUSION

Considering the above information, could the project have a significant impact (individually or cumulatively) on, or be impacted by, air quality?

☐ Potentially significant

☐ Less than significant with project mitigation

☒ Less than significant/No impact

RESOURCES - 3. Biota

SETTING/IMPACTS

- Yes No Maybe
- a. ☐ ☒ ☐ Is the project site located within a Significant Ecological Area (SEA), SEA Buffer, or coastal Sensitive Environmental Resource (ESHA, etc.), or is the site relatively undisturbed and natural?
- b. ☐ ☒ ☐ Will grading, fire clearance, or flood related improvements remove substantial natural habitat areas?
- c. ☐ ☒ ☐ Is a major drainage course, as identified on USGS quad sheets by a blue, dashed line, located on the project site?
- d. ☐ ☒ ☐ Does the project site contain a major riparian or other sensitive habitat (e.g., coastal sage scrub, oak woodland, sycamore riparian woodland, wetland, etc.)?
- e. ☐ ☒ ☐ Does the project site contain oak or other unique native trees (specify kinds of trees)?
- f. ☐ ☒ ☐ Is the project site habitat for any known sensitive species (federal or state listed endangered, etc.)?
- g. ☐ ☐ ☐ Other factors (e.g., wildlife corridor, adjacent open space linkage)?

☐ MITIGATION MEASURES / ☐ OTHER CONSIDERATIONS

☐ Lot Size ☐ Project Design ☐ Oak Tree Permit ☐ ERB/SEATAC Review

CONCLUSION

Considering the above information, could the project have a significant impact (individually or cumulatively) on **biotic resources**?

☐ Potentially significant ☐ Less than significant with project mitigation ☒ Less than significant/No impact

RESOURCES - 4. Archaeological / Historical / Paleontological

SETTING/IMPACTS

- Yes No Maybe
- a. ☐ ☒ ☐ Is the project site in or near an area containing known archaeological resources or containing features (drainage course, spring, knoll, rock outcroppings, or oak trees) which indicate potential archaeological sensitivity?
- b. ☐ ☒ ☐ Does the project site contain rock formations indicating potential paleontological resources?
- c. ☐ ☒ ☐ Does the project site contain known historic structures or sites?
- d. ☐ ☒ ☐ Would the project cause a substantial adverse change in the significance of a historical or archaeological resource as defined in 15064.5?
- e. ☐ ☒ ☐ Would the project directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?
- f. ☐ ☐ ☐ Other factors? _____

☐ MITIGATION MEASURES / ☐ OTHER CONSIDERATIONS

☐ Lot Size ☐ Project Design ☐ Phase I Archaeology Report

CONCLUSION

Considering the above information, could the project leave a significant impact (individually or cumulatively) on archaeological, historical, or paleontological resources?

☐ Potentially significant ☐ Less than significant with project mitigation ☒ Less than significant/No impact

RESOURCES - 5. Mineral Resources

SETTING/IMPACTS

Yes No Maybe
a. ☐ ☒ ☐

Would the project result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?

General Plan Special Management Areas

b. ☐ ☒ ☐

Would the project result in the loss of availability of a locally important mineral resource discovery site delineated on a local general plan, specific plan or other land use plan?

c. ☐ ☐ ☐

Other factors?

☐ MITIGATION MEASURES / ☐ OTHER CONSIDERATIONS

☐ Lot Size

☐ Project Design

CONCLUSION

Considering the above information, could the project leave a significant impact (individually or cumulatively) on mineral resources?

☐ Potentially significant ☐ Less than significant with project mitigation ☒ Less than significant/No impact

RESOURCES - 6. Agriculture Resources

SETTING/IMPACTS

- Yes No Maybe
- a. ☐ ☒ ☐ Would the project convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?
- b. ☐ ☒ ☐ Would the project conflict with existing zoning for agricultural use, or a Williamson Act contract?
- c. ☐ ☒ ☐ Would the project involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use?
- d. ☐ ☐ ☐ Other factors? _____

☐ MITIGATION MEASURES / ☐ OTHER CONSIDERATIONS

☐ Lot Size ☐ Project Design

CONCLUSION

Considering the above information, could the project leave a significant impact (individually or cumulatively) on **agriculture** resources?

☐ Potentially significant ☐ Less than significant with project mitigation ☒ Less than significant/No impact

RESOURCES - 7. Visual Qualities

SETTING/IMPACTS

- Yes No Maybe
- a. ☐ ☒ ☐ Is the project site substantially visible from or will it obstruct views along a scenic highway (as shown on the Scenic Highway Element), or is it located within a scenic corridor or will it otherwise impact the viewshed?
General Plan Scenic Highway map
- b. ☐ ☒ ☐ Is the project substantially visible from or will it obstruct views from a regional riding or hiking trail?
County of Los Angeles Trail system map
- c. ☐ ☒ ☐ Is the project site located in an undeveloped or undisturbed area, which contains unique aesthetic features? _____
- d. ☐ ☒ ☐ Is the proposed use out-of-character in comparison to adjacent uses because of height, bulk, or other features? _____
- e. ☐ ☒ ☐ Is the project likely to create substantial sun shadow, light or glare problems? _____
- f. ☐ ☐ ☐ Other factors (e.g., grading or land form alteration): _____

☐ MITIGATION MEASURES / ☐ OTHER CONSIDERATIONS

☐ Lot Size ☐ Project Design ☐ Visual Report ☐ Compatible Use

CONCLUSION

Considering the above information, could the project have a significant impact (individually or cumulatively) on scenic qualities?

☐ Potentially significant ☐ Less than significant with project mitigation ☒ Less than significant/No impact

SERVICES - 1. Traffic/Access

SETTING/IMPACTS

- a. ☐ Yes ☒ No ☐ Maybe Does the project contain 25 dwelling units, or more and is it located in an area with known congestion problems (roadway or intersections)?
4 single family dwelling units
- b. ☐ Yes ☒ No ☐ Maybe Will the project result in any hazardous traffic conditions?
4 single family dwelling units
- c. ☐ Yes ☒ No ☐ Maybe Will the project result in parking problems with a subsequent impact on traffic conditions?
4 single family dwelling units
- d. ☐ Yes ☒ No ☐ Maybe Will inadequate access during an emergency (other than fire hazards) result in problems for emergency vehicles or residents/employees in the area?
- e. ☐ Yes ☒ No ☐ Maybe Will the congestion management program (CMP) Transportation Impact Analysis thresholds of 50 peak hour vehicles added by project traffic to a CMP highway system intersection or 150 peak hour trips added by project traffic to a mainline freeway link be exceeded?
- f. ☐ Yes ☒ No ☐ Maybe Would the project conflict with adopted policies, plans, or programs supporting alternative transportation (e.g., bus turnouts, bicycle racks)?
- g. ☐ Yes ☐ No ☐ Maybe Other factors? _____

☐ MITIGATION MEASURES / ☐ OTHER CONSIDERATIONS

☐ Project Design ☐ Traffic Report ☐ Consultation with Traffic & Lighting Division

CONCLUSION

Considering the above information, could the project have a significant impact (individually or cumulatively) on the physical environment due to **traffic/access** factors?

☐ Potentially significant ☐ Less than significant with project mitigation ☒ Less than significant/No impact

SERVICES - 2. Sewage Disposal

SETTING/IMPACTS

Yes No Maybe

- a. ☐ ☒ ☐ If served by a community sewage system, could the project create capacity problems at the treatment plant?

4 single family dwelling units

- b. ☐ ☒ ☐ Could the project create capacity problems in the sewer lines serving the project site?

4 single family dwelling units

- c. ☐ ☐ ☐ Other factors? _____

STANDARD CODE REQUIREMENTS

☒ Sanitary Sewers and Industrial Waste Ordinance No. 6130

☒ Plumbing Code Ordinance No. 2269

☐ MITIGATION MEASURES / ☐ OTHER CONSIDERATIONS

CONCLUSION

Considering the above information, could the project have a significant impact (individually or cumulatively) on the physical environment due to **sewage disposal** facilities?

☐ Potentially significant ☐ Less than significant with project mitigation ☒ Less than significant/No impact

SERVICES - 3. Education

SETTING/IMPACTS

- Yes No Maybe
- a. ☐ ☒ ☐ Could the project create capacity problems at the district level?
Pasadena school District (Willard Elementary School, Wilson Woodrow Middle Schools and Pasadena High.
- b. ☐ ☒ ☐ Could the project create capacity problems at individual schools which will serve the project site?

- c. ☐ ☒ ☐ Could the project create student transportation problems?

- d. ☐ ☒ ☐ Could the project create substantial library impacts due to increased population and demand?

- e. ☐ ☐ ☐ Other factors? _____

☐ MITIGATION MEASURES / ☒ OTHER CONSIDERATIONS

☐ Site Dedication ☒ Government Code Section 65995 ☒ Library Facilities Mitigation Fee

CONCLUSION

Considering the above information, could the project have a significant impact (individually or cumulatively) relative to **educational** facilities/services?

☐ Potentially significant ☐ Less than significant with project mitigation ☒ Less than significant/No impact

SERVICES - 4. Fire/Sheriff Services

SETTING/IMPACTS

Yes No Maybe
a. ☐ ☒ ☐

Could the project create staffing or response time problems at the fire station or sheriff's substation serving the project site?

Approx. 3/4 of a mile south (Foothill Blvd and Rosemead) and 3/4 of a mile north (Rosemead Blvd and Huntington Dr.) of fire stations.

b. ☐ ☒ ☐

Are there any special fire or law enforcement problems associated with the project or the general area?

Approx 3 miles north of Sheriff Station (Rosemead Blvd and Las Tunas Dr)

c. ☐ ☐ ☐

Other factors? _____

☐ MITIGATION MEASURES / ☐ OTHER CONSIDERATIONS

☐ Fire Mitigation Fees

CONCLUSION

Considering the above information, could the project have a significant impact (individually or cumulatively) relative to fire/sheriff services?

☐ Potentially significant ☐ Less than significant with project mitigation ☒ Less than significant/No impact

SERVICES - 5. Utilities/Other Services

SETTING/IMPACTS

Yes No Maybe
a. ☐ ☒ ☐

Is the project site in an area known to have an inadequate public water supply to meet domestic needs or to have an inadequate ground water supply and proposes water wells?

b. ☐ ☒ ☐

Is the project site in an area known to have an inadequate water supply and/or pressure to meet fire fighting needs?

c. ☐ ☒ ☐

Could the project create problems with providing utility services, such as electricity, gas, or propane?

d. ☐ ☒ ☐

Are there any other known service problem areas (e.g., solid waste)?

e. ☐ ☒ ☐

Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services or facilities (e.g., fire protection, police protection, schools, parks, roads)?

f. ☐ ☐ ☐

Other factors?

STANDARD CODE REQUIREMENTS

☒ Plumbing Code Ordinance No. 2269

☒ Water Code Ordinance No. 7834

☐ MITIGATION MEASURES / ☐ OTHER CONSIDERATIONS

☐ Lot Size

☐ Project Design

CONCLUSION

Considering the above information, could the project have a significant impact (individually or cumulatively) relative to **utilities/services**?

☐ Potentially significant

☐ Less than significant with project mitigation

☒ Less than significant/No impact

OTHER FACTORS - 1. General

SETTING/IMPACTS

Yes No Maybe
a. ☐ ☒ ☐

Will the project result in an inefficient use of energy resources?

b. ☐ ☒ ☐

Will the project result in a major change in the patterns, scale, or character of the general area or community?

c. ☐ ☒ ☐

Will the project result in a significant reduction in the amount of agricultural land?

d. ☐ ☐ ☐

Other factors?

STANDARD CODE REQUIREMENTS

☒ State Administrative Code, Title 24, Part 5, T-20 (Energy Conservation)

☐ MITIGATION MEASURES / ☐ OTHER CONSIDERATIONS

☐ Lot size ☐ Project Design

☐ Compatible Use

CONCLUSION

Considering the above information, could the project have a significant impact (individually or cumulatively) on the physical environment due to any of the above factors?

☐ Potentially significant ☐ Less than significant with project mitigation ☒ Less than significant/No impact

OTHER FACTORS - 2. Environmental Safety

SETTING/IMPACTS

- Yes No Maybe
- a. ☐ ☒ ☐ Are any hazardous materials used, transported, produced, handled, or stored on-site?
Residential Development
- b. ☐ ☒ ☐ Are any pressurized tanks to be used or any hazardous wastes stored on-site?
Residential Development
- c. ☐ ☒ ☐ Are any residential units, schools, or hospitals located within 500 feet and potentially adversely affected?
- d. ☐ ☒ ☐ Have there been previous uses which indicate residual soil toxicity of the site or is the site located within two miles downstream of a known groundwater contamination source within the same watershed?
- e. ☐ ☒ ☐ Would the project create a significant hazard to the public or the environment involving the accidental release of hazardous materials into the environment?
- f. ☐ ☒ ☐ Would the project emit hazardous emissions or handle hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?
- g. ☐ ☒ ☐ Would the project be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would create a significant hazard to the public or environment?
- h. ☐ ☒ ☐ Would the project result in a safety hazard for people in a project area located within an airport land use plan, within two miles of a public or public use airport, or within the vicinity of a private airstrip?
- i. ☐ ☒ ☐ Would the project impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?
- j. ☐ ☐ ☐ Other factors? _____

☐ MITIGATION MEASURES / ☐ OTHER CONSIDERATIONS

☐ Toxic Clean up Plan

CONCLUSION

Considering the above information, could the project have a significant impact relative to **public safety**?

☐ Potentially significant ☐ Less than significant with project mitigation ☒ Less than significant/No impact

OTHER FACTORS - 3. Land Use

SETTING/IMPACTS

Yes No Maybe
a. ☐ ☒ ☐

Can the project be found to be inconsistent with the plan designation(s) of the subject property?

b. ☐ ☐ ☒

Can the project be found to be inconsistent with the zoning designation of the subject property?

Project includes a zoning variance request to E. Pasadena- E. San Gabriel C.S.D.

c.

Can the project be found to be inconsistent with the following applicable land use criteria:

☐ ☒ ☐ Hillside Management Criteria?

☐ ☒ ☐ SEA Conformance Criteria?

☐ ☐ ☐ Other? _____

d. ☐ ☒ ☐ Would the project physically divide an established community?

e. ☐ ☐ ☐ Other factors? _____

☐ MITIGATION MEASURES / ☒ OTHER CONSIDERATIONS

Project will not have significant impacts from land use perspective in its approved form.

CONCLUSION

Considering the above information, could the project have a significant impact (individually or cumulatively) on the physical environment due to **land use** factors?

☐ Potentially significant ☐ Less than significant with project mitigation ☒ Less than significant/No impact

OTHER FACTORS - 4. Population/Housing/Employment/Recreation

SETTING/IMPACTS

- Yes No Maybe
- a. ☐ ☒ ☐ Could the project cumulatively exceed official regional or local population projections?
- b. ☐ ☒ ☐ Could the project induce substantial direct or indirect growth in an area (e.g., through projects in an undeveloped area or extension of major infrastructure)?
- c. ☐ ☒ ☐ Could the project displace existing housing, especially affordable housing?
- d. ☐ ☒ ☐ Could the project result in a substantial job/housing imbalance or substantial increase in Vehicle Miles Traveled (VMT)?
- e. ☐ ☒ ☐ Could the project require new or expanded recreational facilities for future residents?
- f. ☐ ☒ ☐ Would the project displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?
- g. ☐ ☐ ☐ Other factors? _____

☐ MITIGATION MEASURES / ☐ OTHER CONSIDERATIONS

CONCLUSION

Considering the above information, could the project have a significant impact (individually or cumulatively) on the physical environment due to **population, housing, employment, or recreational** factors?

☐ Potentially significant ☐ Less than significant with project mitigation ☒ Less than significant/No impact

MANDATORY FINDINGS OF SIGNIFICANCE

Based on this Initial Study, the following findings are made:

- Yes No Maybe
- a. ☐ ☒ ☐ Does the project have the potential to substantially degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal, or eliminate important examples of the major periods of California history or prehistory?
-
- b. ☐ ☒ ☐ Does the project have possible environmental effects which are individually limited but cumulatively considerable? "Cumulatively considerable" means that the incremental effects of an individual project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects.
-
- c. ☐ ☒ ☐ Will the environmental effects of the project cause substantial adverse effects on human beings, either directly or indirectly?
-

CONCLUSION

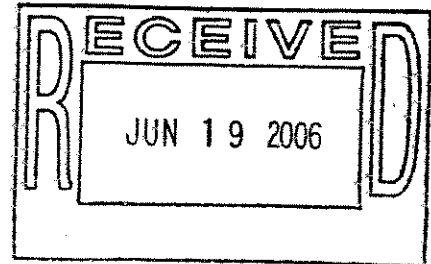
Considering the above information, could the project have a significant impact (individually or cumulatively) on the environment?

- ☐ Potentially significant ☐ Less than significant with project mitigation ☒ Less than significant/No impact

June 15, 2006



Ms. Emily Koczela
425 S Michillinda Ave.
Pasadena, CA 91107-5704



Mr. Ramon Cordova
Dept. of Regional Planning
320 W. Temple St.
Los Angeles, Ca 90012

Dear Mr. Cordova:

I tried calling you several times with no success. Mine is a simple question.

As you can see by my address, I am in the same block as new construction going up in recent date, that looks like apartments. Why was there no notification of this change in our R1 area?

I recently was notified of some change at 3901 E. Sycamore Ave.

I would appreciate your response.

Sincerely,

Emily E Koczela

P.S. I've lived here since 1958.